



# North Fairlington

# News

Historic Fairlington Villages

SEPTEMBER 2020

VOL. 42, No. 9

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

## Board Confirms Decision to Not Increase Fiscal Year 2021 Condo Fees in Response to Pandemic

### UNPRECEDENTED ACTION REAFFIRMED

The Board of Directors approved a final \$8,009,467 budget for Fiscal Year 2021 (FY21) at its Aug. 5, 2020, meeting. The budget confirms the Board's July 1 decision to not increase (0% increase) FY21 condominium fees because of the unprecedented challenges the COVID-19 pandemic presents to our homeowners.

The budget's \$8,009,467 total is the same amount proposed in the draft budget mailed to homeowners in July, and reviewed at the July 22 Homeowners' Budget Forum. As discussed in the mailing and the forum, the budget maintains our current level of community services by reducing FY21 reserve

contributions and rescheduling FY21 reserve projects that can be postponed without degrading our capital assets. However, the final FY21 budget does increase operating expenses and decrease reserve contributions from the amounts proposed in the draft budget due to changes that occurred following the draft's approval.

Homeowners will receive a copy of the approved FY21 budget, a summary of key budget components, and payment coupons in the mail by early September. Individual condo fee assessments for each unit type appear on page 2.

### OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-to-day operation of the community, are programmed to increase by \$121,250 (2.5%) to \$4,883,825

in FY21. This is \$51,000 more than the amount proposed in the draft budget because of: 1) a \$1,000 increase in the cost of our

insurance policies; and 2) an additional \$50,000 increase in projected water and sewer expenditures due to continuing increased water usage during the COVID-19 pandemic and a recent 2.9% increase in Arlington County water/sewer

*continued on page 2*

**Final FY21 Budget materials online**  
[www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)

### Calling on Your Can Do Spirit

The Association continues to collect canned goods for the Arlington Food Assistance Center (AFAC) to help those in need. Pick up is every Tuesday in front of the management office.

We want to thank our Fairlingtonians for their philanthropy thus far. Our munificent community has responded with great generosity and is having a positive impact.

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

### 2020 Landscape Fertilization

September 21, 22, 23: Wards I, II, V

September 23, 24, 25: Wards III, IV, VI

### WE'RE IN IT TOGETHER



PHOTO BY GUY LAND

Please remember to wear your mask when you around the neighborhood, as demonstrated on the 4th of July.

## Condominium Assessments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for Union Bank to post the payment to your Unit Account Ledger on or before the 16th day of the month. There are four payment methods available:

- **Legum & Norman/Associa ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your personal bank on a variety of terms. It is imperative that you include your Fairlington Villages seven digit account number on your payment to

ensure prompt processing.

- **Credit Card or E-Check Offered Through Associa/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with Union Bank. You need to update this payment option in October to adjust for any increase in the annual assessment.
- **Coupon Payments by Check.** Payment must be accompanied by a payment coupon. Please also include your seven digit FVAC Unit Account number on the check. Mail lock box payments by check to:  
Fairlington Villages  
c/o Legum & Norman, Inc.  
P.O. Box 105771  
Atlanta, GA 30348-5771

If you have any questions, please call 703-379-1440 or contact us by e-mail at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

## BUDGET

*continued from page 1*

rates effective July 1, 2020.

The final FY21 budget includes a \$110,000 (12.1%) increase in water/sewer expenses. Other increases in operating expenses include rises in the costs of employee pay (3.6%), general maintenance (1.4%), trash removal (1%), janitorial services (8.3% mostly due to COVID-19 cleaning requirements), the patrol service (2%), our Legum & Norman management contract (2%), and legal services (66.7% due in part to anticipated legal expenses associated with the Park Shirlington redevelopment project). These increases are partially offset by lower

spending on employee health insurance (-13%), pool operations (-4.7% due to a shorter pool season), and insurance (-6.9% thanks to an unanticipated decrease due in large part to the Association's recent excellent insurance claims history).

## RESERVE CONTRIBUTIONS

Final programmed FY21 reserve contributions total \$3,125,642, including \$3,078,977 in condominium fee-funded reserve contributions (\$51,000 less than the draft budget) and \$46,665 in net-of-tax

*continued on page 7*

## Condominium Fees

By Type of Unit  
Fiscal Year 2020 & 2021  
*effective October 1, 2020*

TOWNHOUSE UNIT	% of Ownership	FY 20	FY 21
Georgetown	.0514915	\$337	\$337
Edgewood	.0638990	\$418	\$418
Clarendon II	.0620376	\$406	\$406
Clarendon	.0663770	\$434	\$434
Dominion II	.0800294	\$523	\$523
Dominion	.0856077	\$560	\$560
Arlington	.0893306	\$584	\$584

APARTMENT UNIT	% of Ownership	FY 20	FY 21
Braddock	.0421257	\$275	\$275
Braddock II	.0428068	\$280	\$280
Braddock III	.0371580	\$243	\$243
Braddock IV	.0371580	\$243	\$243
Braddock V	.0378391	\$247	\$247
Fairfax	.0527305	\$345	\$345
Richmond	.0514915	\$337	\$337
Staunton	.0545273	\$356	\$356
Bradford	.0539695	\$353	\$353
Berkeley	.0589372	\$385	\$385
Ashlawn	.0681797	\$446	\$446
Ashlawn II	.0570112	\$373	\$373
Sherwood	.0557722	\$365	\$365
Barcroft	.0619730	\$405	\$405
Barcroft II	.0582501	\$381	\$381
Barcroft III	.0594950	\$389	\$389
Hermitage	.0638990	\$418	\$418
Monticello	.0719025	\$470	\$470
Mt. Vernon	.0763065	\$499	\$499
Buckingham	.0594950	\$389	\$389

*Board adopted Aug. 5, 2020*

**Please remember  
to verify your account  
payment amount by  
Thursday, October 1.**

## Backyard Fencing Replacement Project Delayed

Due to the COVID-19 pandemic, the nation's lumber supply chain has been disrupted, causing a delay to the start of the Backyard Fencing Replacement Project. It is now scheduled to begin mid to late September.

In Phase 1, 183 backyard "patio" fences will be replaced over about four months, weather permitting. The first part of this project will include the units between 3066-3090 S. Abingdon St., 3057-3079 S. Buchanan St., and 4701-4731 S. 31st St. The second part will include units on S. 31st Road, 4640-4654 S. 31st St., S. Woodrow Street, 3039-3099 S. Abingdon St., and finally S. 30th Road.

Residents of Ward I will be notified as the project moves forward.



## Thank You, Dave Rose!

On behalf of the Board of Directors and the entire community, thank you Dave Rose, for your dedication, commitment, and leadership of the Grounds Committee. Dave has volunteered for over 20 years on the Grounds Committee and has been the chair or co-chair of the committee for over 15 years. Dave always considered fiscal realities when proposing grounds projects to the Board. Because of Dave and the tireless efforts of the committee, Fairlington Villages has eight rain gardens, a native plant shade garden, and a beautiful landscape of trees, shrubs, annuals, and perennials other communities envy.

## Sound Off on Leaf Blowers

Lancaster Landscapes recently conducted tests of electric leaf blowers at Fairlington Villages in an attempt to find more environmentally friendly options that also produce less sound. They recently took decibel measurements from various types of leaf blowers, including two-cycle machines and battery-operated machines. The battery-operated blowers were found to be slightly quieter, but extremely heavy. Their power supply begins to decline after only

20 minutes of use, making them impractical for use at Fairlington Villages.

Lancaster did, however, find a more environmentally friendly leaf blower made by Echo, which it plans to begin deploying on the property in the coming weeks. Lancaster has committed to an ongoing review of its equipment. Fairlington Villages appreciates the company's dedication to progressive, environmentally friendly practices.

## Score Points on the Tennis Singles Ladder

The North Fairlington Tennis Committee hosts a Summer Tennis Mixed Singles Ladder for all North and South Fairlington residents which ends Oct. 16.

Adult players from all skill-levels are encouraged to sign-up and participate.

No-host Friday Night Ladder events are held every Friday from 7 p.m. to 10 p.m. on courts 1 through 3.

Players can contact other members of the Ladder to schedule and play matches at their convenience. Please remember to wear tennis apparel on the court.

### THE LADDER TOOL

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

preferred e-mail address to [tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com).

Once received, the players will receive a welcome e-mail from

[www.laddero.com](http://www.laddero.com)

directing them to activate their account. The welcome e-mail provides additional information.

### COURT RESERVATION TOOL

If you need to get in some practice time on the court, then use our online booking tool with Skedda. Please email the management office at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) with your name, address, email, and telephone number. Upon verification, you will get an email from skedda.com inviting you to register.



**LABOR DAY REMINDER**  
Monday, September 7  
Management office is closed  
Trash will be picked up

PHOTO BY GUY LAND

## Activities Around the Village

### Finding Home on Sept. 24

Please join us for the Fairlington Book Club discussion of *Americanah* by Chimamanda Ngozi Adichie, on Thurs., Sept. 24, at 6:30 p.m. This award-winning novel is ostensibly a love story – the tale of childhood sweethearts at school in Nigeria, whose lives take different paths when they seek their



fortunes in America and England. Adichie also presents a brilliant dissection of modern attitudes to race, spanning three continents and touching on issues of identity, loss, and loneliness. Please visit our Facebook page: <https://www.facebook.com/events/179571083430289/> for the latest information about where the meeting will take place.

You do not have to attend every discussion to participate. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Thank you, Jennifer Gotcher

We want to thank Jennifer Gotcher and recognize her contributions as a co-chair and volunteer with the Activities Committee. We will miss her good cheer, energy, and efficiency. We wish her happy trails!

## Fairlington Architect's Map Reproduction Now Available

Perhaps you have noticed the sepia toned map of the Fairlington community hanging in the North Fairlington Community Center. The original map was probably prepared circa 1943 by the architect Kenneth Franzheim for the Defense Homes Corporation and subsequently revised for Fairmac, the firm that managed the post-World War II rental community from 1947-1972. The map was updated by CBI Fairmac, the firm that oversaw the conversion to condominiums from 1972-1978, and later revised by Fairlington Historical Society (FHS) to better define the villages.

FHS is making 36" x 24" reproductions available for purchase for \$40 each, postage included.

Go to [fairlingtonhistoricalsociety.org](http://fairlingtonhistoricalsociety.org) and select 'Publications and

Tours.' Download the 'Fairlington Architect's Map' order form and mail your form and check to:

FHS  
2776 Arlington Mill Drive, #150  
Arlington, VA 22206.

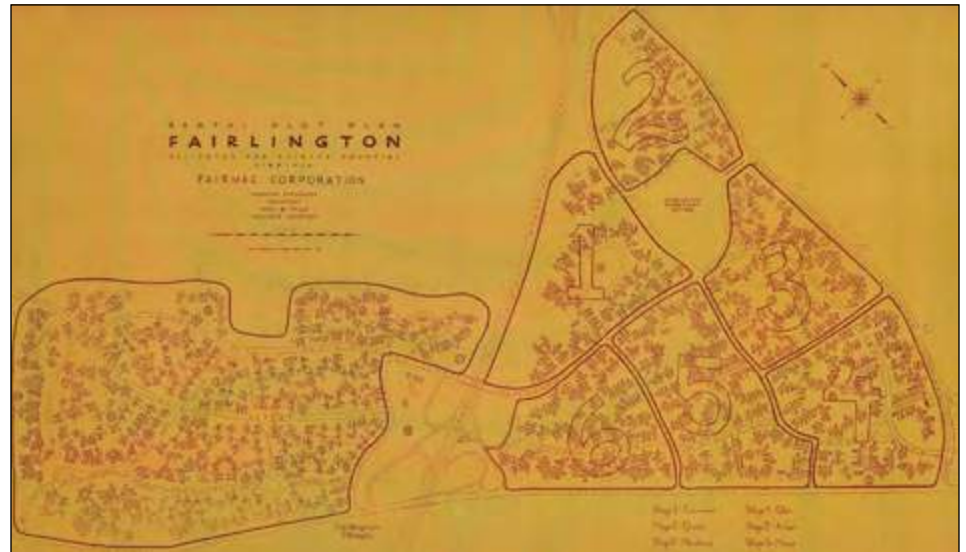


IMAGE COURTESY OF FHS

You can purchase a reproduction of this historic map.

## Visit with Fairylington Village



PHOTOS BY  
MARYA HYNES  
Stop by Fairylington Village, a growing tiny town tucked under a holly tree, on the corner of 31st Street South and South Buchanan.





## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### No Assessment Increase on Oct. 1

In response to the economic effects of the COVID-19 pandemic, the Fiscal Year 2021 (FY21) budget adopted by the Board of Directors on Aug. 5, 2020, provides for no increase in condominium assessments, in other words, zero percent. Assessment payments will

remain at FY20 levels from Oct. 1, 2020, through the Sept. 1, 2021, payment.

A copy of the Final FY21 Budget and new payment coupons was mailed to unit owners in August. If you did not receive the mailing, then please contact the management office.

### Carefully Navigating Our Neighborhood

The passing of Labor Day signals the virtual end of summer and the arrival of fall. The City of Alexandria and Arlington County school year begins on Sept. 8 with all students in the full-time distance learning model. While there will not be an immediate return to the physical classrooms, please continue to be mindful of children walking outside during their breaks and after their virtual classes. The cooler weather means even more joggers, walkers, and strollers in our outdoors-loving community. Please use extra care as you drive through the neighborhoods.

### Open for Business on Saturdays by Appointment

We are pleased that so many of you take advantage of Saturday hours, from 9 a.m. to 2 p.m. by appointment, to conduct business at the management office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative staff are available on Saturday. If you need to speak with one of the managers, you may contact the office during regular weekday hours from 8:30 a.m. to 5:30 p.m.

### Drop It in the Bin Monday through Saturday Morning

Please be kind to your neighbors who live near the trash container locations by respecting the rules and doing your part to make sure the locations remain tidy and unobtrusive. The placement of trash in containers located throughout the property is permitted from 6 a.m. to 9 a.m. on Monday through Saturday only—not on Sunday. This time restriction helps prevent fungible waste from sitting for prolonged periods of time, prevents overflow of the containers, and reduces noise from their operation.

## 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  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://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 patrol service does not answer, then the officer will receive a page. If you have not received a return call within 10 minutes, please call again.  
Security hours: 8 p.m. – 4 a.m. nightly.

If you have trash that cannot wait for disposal in the morning hours listed above, then please use the 24/7 trash and recycling location behind the management office near the maintenance yard just after the intersection of 29th and Abingdon Streets, toward Abingdon school.



## Use TownSq for Fee Payments

Register with **TownSq** to get updates and pay fees.

Go to: <https://app.townsq.io/login>

**TownSq** is available for Android and iOS at Google Play and the App Store. Have your account number handy.

If you have a tenant renting your home, please register your occupants so they too may receive **TownSq** updates and announcements.

The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

President, At Large Director  
Terry Placek 703-671-7550  
placekterry11@gmail.com  
Vice President, Ward VI Director  
Melanie Alvord  
mellie.ward6@comcast.net  
Secretary, At-Large Director  
Anne Wasowski  
aw4fair@gmail.com  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
hnreem@comcast.net  
Ward I Director  
Jessica Auston  
fvwardi@gmail.com  
Ward II Director  
Ed Stollof  
estollof1@gmail.com  
Ward IV Director  
Andi Dies 703-836-3323  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Larry Straub, 703-989-4863  
larrystraub93@gmail.com

### COMMITTEE CHAIRS

Activities: Alicia Cordero and  
Susan Tatum  
activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
Communications/Technology:  
Vacant  
comm@fairlingtonvillages.com  
Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
Pools: Paul Emig and Marya  
Hynes  
pools@fairlingtonvillages.com  
Tennis: Daniel Meshel  
tennis@fairlingtonvillages.com

### GET SOCIAL WITH US

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Comments, articles, and letters  
are welcome. The deadline for  
submissions is the 10th of each  
month. Please deliver or email  
materials to the management  
office. The editor reserves the right  
to edit submissions.

## Board Meeting Agenda Wednesday, September 2, 2020

The following is the preliminary agenda for the Sept. 2, 2020, Board of Directors meeting. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the meeting of the Board of Directors. The meeting is hosted from the community center with Board members and residents participating by telephone. Due to meeting size limits and social distancing guidelines, residents are discouraged from attending the meeting location personally.

Call-In Number: 703-552-8058; Conference Code: 230349

- I. Residents' Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Aug. 5, 2020,
- V. Old Business
- VI. New Business
  - A. Rules Violation – 2837 S. Buchanan St.
  - B. 3052 S. Buchanan St., C-1 – Create Two New Penetrations for Vents
  - C. 2861 S. Buchanan St. – Remove Load-Bearing Wall
  - D. Purchase of New Maintenance Vehicle
- VII. Reports
  1. Officers (President, Secretary, & Treasurer's Reports)
  2. Committees
  3. Management's Financial Report
  4. Management's Project & Status Report
  5. Office Administrative Report
  6. Maintenance Reports
  7. Operations Report
- VIII. Establishment of Next Board Meeting – Oct. 7, 2020
- IX. Executive Session (Consult with Counsel)
- 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 Board meeting.

## Welcome New Co-chair

We are pleased to announce our new Grounds Committee co-chair is Angela McNamara. She joins Jim Ostroff who remains a co-chair of the committee.

**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.



PHOTO BY GUY LAND  
Before any fall planting, please  
consult our landscaping policy.

# Board Meeting Highlights

The Board held its regular meeting on Aug. 5, 2020. The following are highlights.

## New Business

**A. Insurance Renewal:** Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's insurance broker, to bind the policies recommended in Option 2 of its Insurance Renewal Proposal dated July 1, 2020, and as revised July 9, 2020, for coverage from July 15, 2020 until July 15, 2021, at a total annual premium not to exceed \$420,457, comprised of the following coverages: Package Policy (Greater New York – Building Limit: \$279,899,000): \$359,502; Business Auto Coverage (Greater New York): \$12,738; Primary & Excess Crime

Coverage (Cincinnati): \$2,751; Primary & Excess Crime Coverage (CNA): \$328; Non-Profit D&O Liability (Travelers): \$11,488; Primary Commercial Umbrella (Greater New York Limit \$10,000,000): \$15,150; Excess Liability: (Chubb: \$15,000,000 excess of Primary Umbrella): \$18,500; Annual Total: \$420,457. Passed 8-0.

**B. Draft FY2021 Budget, Revised, Final Approval:** Mr. Reem moved the Board approve as final the FY21 draft budget approved on July 1, 2020, and as revised July 29, 2020, to account for increases to the Insurance and Water lines in same, but maintaining

an increase to condominium fees of 0% effective Oct. 1, 2020, and summarized as follows: Total expenditures of \$8,009,467: Operating expenses of \$4,883,825 and Reserve contributions of \$3,125,642; Total estimated revenue of \$8,009,467: Condominium fees of \$7,844,949 and Other income: \$164,518. AND IT IS FURTHER RESOLVED, that a copy of the Final FY21 Budget shall be provided to all unit owners. Passed 8-0.

**C. Sign Policy:** Mr. Reem moved the Board direct legal council to prepare a policy statement on signs for review by the Board. Passed 8-0.

## BUDGET

*continued from page 2*

reserve interest contributions. Fee-funded contributions decrease from FY20's total of \$3,207,194 by \$128,217 (-4%) in FY21 to offset the proposed increase in operating expenses and keep fees at FY20's level. However, if there is a final audited FY20 operating surplus, it will be added to the FY21 reserve contribution to make up for the decrease in an amount up to \$160,289 (\$128,217 plus the originally programmed \$32,072 [1%] increase recommended in the Association's 2019 reserve study).

### CRITICAL RESERVE PROJECTS

The final budget compensates for reduced reserve contributions by only executing FY21 reserve projects that need to be completed during the pandemic. These critical projects, all of which will be funded from FY21's reduced reserve contribution, total \$1,955,213 in inflation-adjusted dollars and include \$612,000 for backyard fence replacement (one ward), \$400,000 for slate roof replacement, \$485,000 for masonry repairs and rotten wood replacement, and \$140,000 for shutter replacement (one ward).

### RESCHEDULED RESERVE PROJECTS

The final budget reschedules reserve projects that can be delayed without degrading our capital assets to future fiscal years. These projects total \$2,126,768 in inflation-adjusted dollars, and include \$528,850 for parking lot renovations, \$120,000 for renovation of one pool house, \$244,000 for tennis court resurfacing and lighting, and \$600,000 for apartment building hallway renovations. This amount will draw down funds that are building in our reserve account, which is expected to grow from approximately \$4.7 million at the end of FY20 to almost \$5.9 million at the end of FY21.

### INCOME

Condominium fees (\$7,844,949) will fund almost 98% of FY21's projected \$8,009,467 in spending, with other sources of income (\$164,518), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 2%. Anticipated interest income (\$89,500) is 10.5% (\$10,500) less than budgeted in

FY20. Interest income will continue to decrease in future fiscal years because interest rates have been slashed as part of the effort to combat the severe economic downturn during the COVID-19 crisis.

### CRITICAL CAVEAT

Condo fees will not increase in FY21, but a final caveat is required. We can afford to keep fees flat for only one fiscal year. Condo fee increases will need to resume in FY22 to cover any rises in operating spending and implement our 2019 reserve study's recommendation that reserve contributions increase by 1% each year in order to fully fund our reserve account.

— Harold Reem, Treasurer

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**8** North Fairlington News  
 September 2020

**Meetings conducted via telephone conference.**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<b>1 September</b>	<b>2</b> Board Meeting 7 pm	<b>3</b>	<b>4</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>5</b>
<b>6</b>	<b>7</b> Labor Day OFFICE CLOSED TRASH PICK UP	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>12</b>
<b>13</b>	<b>14</b> Grounds Committee 7 pm	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>19</b>
<b>20</b>	<b>21</b> Landscape Fertilization	<b>22</b> Landscape Fertilization	<b>23</b> Landscape Fertilization	<b>24</b> Landscape Fertilization Book Club, 6:30 pm <i>Americanah</i>	<b>25</b> Landscape Fertilization Tennis, 7 – 10 pm Courts 1 – 3	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>1</b>	<b>2 October</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b> Board Meeting 7 pm	<b>8</b>	<b>9</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>10</b>

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