

**APPROVED**

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
COMMUNITY CENTER  
November 7, 2018**

**Directors Present:**

Terry Placek	President and At-Large Director
Melanie Alvord	Vice President and Ward VI Director
Andi Dies	Secretary and Ward IV Director
Harry Reem	Treasurer and Ward III Director
Philip Brown	Ward V Director
Edward Stolof	Ward II Director
Larry Straub	At-Large Director
Anne Wasowski	At-Large Director
One Vacant	

**Also Present:**

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Dave Bush	Recording Secretary

**I. Residents' Comments**

Neipha Alvarez, the homeowner residing at 4815 S. 31<sup>st</sup> Street, A-2, came before the Board to recommend that, to engender better communications between residents and owners, Fairlington Villages initiate a Facebook Page.

**II. Call to Order**

At 7:03 p.m. President Placek called the regular agenda to order.

**III. Establishment of Quorum**

President Placek noted the presence of a quorum with eight members present.

**IV. Approval of Minutes – October 3, 2018 Regular Meeting**

*Ms. Dies moved that the minutes of the October 3, 2018 regular meeting of the Board of Directors be approved, as revised. Seconded by Ms. Alvord and passed (8-0-0).*

**V. Old Business**

There was no Old Business on the Agenda and none was presented.

**VI. New Business**

**A. Variance Request – 4809 S. 27<sup>th</sup> Road – Install a Fence in the Rear of the Unit and Install Balcony Steps**

By unanimous consent, the Board of Directors agreed to postpone action on this item until the December 5<sup>th</sup> regular meeting of the Board.

**B. Variance Request – 2876 S. Abingdon Street, A-2 – Install a Fence in the Rear of the Unit**

*Mr. Brown moved the Board approve the October 12, 2018 variance request from the homeowner at 2876 S. Abingdon Street, A-2 to install a fence in the rear of the unit. Seconded by Ms. Dies and failed (1-7-0).*

Margaret Clancy, the homeowner residing at 2876 S. Abingdon Street, A-2, came before the Board to review her request and answer questions. She stated that in pursuing her request, she had been informed, both by staff and the Architectural Control Committee, the condominium is not allowed by law to approve a request of this nature because it involves the conversion of common elements of the Condominium to her personal use. Ms. Clancy stated she has been unable to find any pertinent section of the law on the question and that neither the State Senator nor the State Delegate representing the Fairlington area could give her information about such a law. She noted a number of other units have been allowed to construct fences and she did not understand why her request could not be granted.

Both Mr. Brown and the General Manager responded that a recent amendment to the Virginia Condominium Act, followed by a ruling by the Virginia Supreme Court, as well as recent Opinions from Association Counsel on the subject of conversion of common elements to exclusive use of unit owners all reaffirm the inability of the Board to grant the request. Mr. Roby stated he will forward Ms. Clancy the citations in the law and information concerning the Supreme Court case.

At the conclusion of discussion, the following motion to withdraw the item on the agenda was made and voted upon.

*Mr. Brown moved the Board agree to withdraw Item B. Variance Request–2876 S. Abingdon Street, A-2 – Install a Fence in the Rear of the Unit. Seconded by Mr. Straub and failed (2-6-0).*

**C. Variance Request – 2837 S. Columbus Street – Remove a Load-Bearing Wall Between the Kitchen and the Dining Room**

*Mr. Brown moved the Board approve the October 15, 2018 variance request from the homeowner at 2837 S. Columbus Street to remove a load-bearing wall between the kitchen and the dining Room in the unit on the condition a copy of the Arlington County Permit is given to Management before the work is done. Seconded by Ms. Wasowski and passed (8-0-0).*

Michelle Tilford, the homeowner residing at 2837 S. Columbus Street, came before the Board to review the request and answer questions. Noting that the Variance Committee had approved the request pending the delivery of Arlington County permits to be attached to the request, she presented the Board with those permits.

**D. Request for Disabled Parking Space – 3074 S. Abingdon Street, B-2**

*Ms. Dies moved the Board of Directors approve Management's action of installing one disabled parking space in parking lot #58 (3066-3082 S. Abingdon Street) and approve the request from the homeowner for the period of October 13, 2018 – April 3, 2019. Seconded by Mr. Stolof and passed (8-0-0).*

**E. Annual Tree Pruning and Removal**

*Mr. Reem moved the Board approve the Lancaster Landscapes proposal for tree pruning and tree removals at a cost of \$42,698.00. Seconded by Ms. Wasowski and passed (8-0-0).*

To be charged to Operating Account 6160 -Tree Maintenance

**F. Slate Roofs Preventive Maintenance Program – Wards III and IV**

*Mr. Reem moved the Board of Directors authorize Management to contract with Northern Virginia Roofing to provide preventive maintenance repair services on the slate roofs located in Wards III and IV at a cost not to exceed \$30,000.00. Seconded by Ms. Alvord and passed (8-0-0).*

To be charged to Operating Account 6725 – Roofing

**G. Shutter Replacement – Ward II**

*Mr. Stolof moved the Board of Directors authorize Management to purchase the shutters from Mid-South Building Supply, Inc. at a cost not to exceed \$47,320.38 and to contract with Amtek Engineering Group for the installation of the shutters in Ward II, at a cost not to exceed \$55,680.15. Seconded by Ms. Alvord and passed (8-0-0).*

To be charged to Reserve Account 3700 (Building Exterior & Structural)



concluded with assurances that until then, the trash containers serving them would remain in their temporary locations.

Following the letter was a copy of the FIRST DRAFT of proposed *Rules for Determining Final Trash Container Locations in Disputed Neighborhoods*. After a discussion and review, the General Manager was asked to provide SECOND DRAFT for distribution to the Members the following day. After incorporation of any further suggestions and review by Counsel, a FINAL copy of the rules would be approved at the December 5<sup>th</sup> regular meeting.

There followed a general discussion on the proposed listening sessions and the mechanics and underlying assumptions of any additional polling of the Owners and Residents on the subject of final container locations. It was agreed that the poll will include both owners and residents with the vote of the owner cancelling that of a tenant if they and their lessee do not agree. A majority of those polled will stand as the neighborhood's recommendation to the Board. If there is no majority for a site (two or more sites are included in the poll) there will be a follow up poll between the two locations receiving the most positive responses. Management will maintain a detailed record of the polling tally.

Vice President: Vice President Alvord had no report.

**Articles for the December 2018 Issue of the *Fairlington News*:** The Board reviewed items to be included in the December 2018 Issue of the *Fairlington News*.

Treasurer: Mr. Reem reported that Year-End Financial Statements will be provided to the Board next week. He also reported the work of the Strategic Plan Task Force is proceeding, and he will be preparing a report during the coming week.

Secretary: Ms. Dies had no report.

#### Committee Reports

**Ad Hoc Parking Working Group:** Mr. Brown reported that on a recent Sunday night he toured about three quarters of the community to get an idea of the number of vehicles parking in lots and found that 80% of the lots had no vacant spaces. Street parking was also at a premium. He will be performing a more thorough lot-by-lot review as the work of the Group continues.

Management's Financial Report: Mr. Roby reported there is a surplus of about 1.2% in operations in the current DRAFT of the year-end financial statement. He expects the FINAL year-end financial statements will reflect a surplus in operations, but projects it will be less than 1% of operations.

Management's Administrative Report: Mr. Roby had no reports other than those in writing and there were no questions from the Board.

Maintenance Reports: There were no reports other than those in writing and there were no questions from the Board.

Operations Report: There were no reports other than those in writing and there were no questions from the Board.

**VIII. Establishment of Next Board Meeting**

The next meeting of the Board will be held Wednesday, December 5, 2018.

**IX. Adjournment of Meeting**

*Ms. Dies moved the Board adjourn the meeting of November 7, 2018. Seconded by Mr. Reem and passed (8-0-0).*

President Placek adjourned the meeting at 9:13 p.m.

*Andrea Dies*

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Secretary  
Fairlington Villages, a Condominium Association