



# 2021 Annual Meeting

Board of Directors' Report  
March 31, 2021

# Board of Directors

- Ward I – Jessica Auston
- Ward II – Ed Stolof
- Ward III - Harry Reem
- Ward IV – Andi Dies
- Ward V – Philip Brown
- Ward VI – Melanie Alvord
- At Large – Terry Placek

Larry Straub

Anne Wasowski

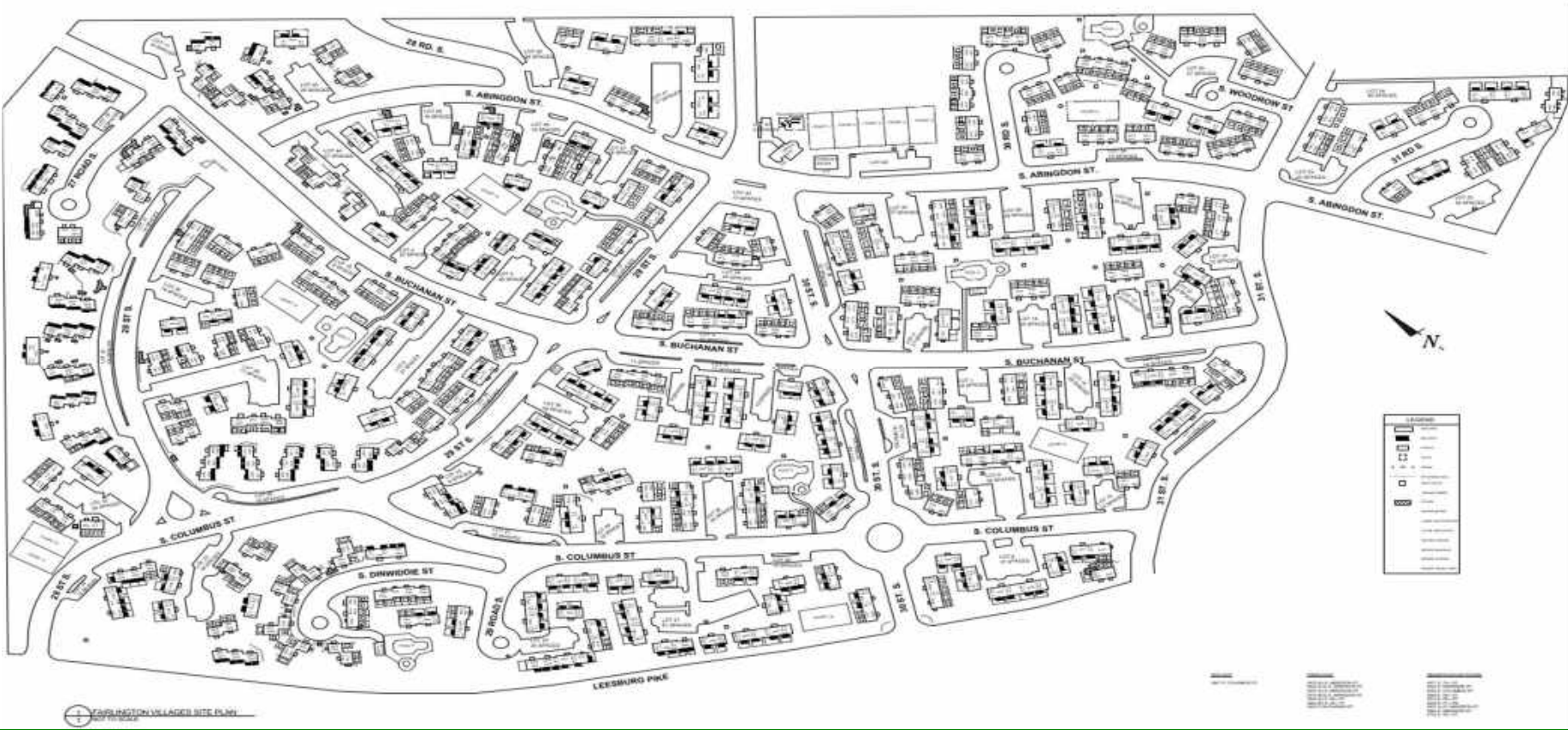
# Fairlington Villages

- 1,703 Units
- 93.5 Acres
- Arlington County & City of Alexandria
- Management Office
- Maintenance Building & Yard
- Community Center
- Historic District – Federal & State

# Fairlington Villages

- Six (6) Wards
- Four (4) Unit Buildings – 48
- Six (6) Unit Buildings – 125
- Townhouses – 761
- Apartment Types – One (1) Bedroom – 600  
Two (2) Bedrooms – 354  
Three (3) Bedrooms – 2
- Townhouses Types – One (1) Bedroom – 20  
Two (2) Bedrooms – 722  
Three (3) Bedrooms - 5

# Fairlington Villages



# Fairlington Villages Apartment Models

- One Bedroom
  - Braddock – 20
  - Braddock 2 – 44
  - Braddock 3 – 84
  - Braddock 4 – 84
  - Braddock 5 – 36
  - Bradford – 34
  - Barcroft 1 – 56
  - Barcroft 2 – 36
  - Barcroft 3 – 84
  - Hermitage – 58
  - Monticello - 64

# Fairlington Villages Apartment Models

- Two Bedrooms
  - Ashlawn 1 – 30
  - Ashlawn 2 – 18
  - Berkeley – 58
  - Fairfax – 14
  - Mt. Vernon – 48
  - Richmond – 58
  - Sherwood – 64
  - Staunton – 64
- Three Bedrooms
  - Buckingham - 2

# Fairlington Villages Townhouse Models

- 1 Bedroom
  - Edgewood – 20
- 2 Bedrooms
  - Clarendon 1 – 107
  - Clarendon 2 – 525
  - Dominion 1 – 19
  - Dominion 2 – 43
  - Georgetown – 28
- 3 Bedrooms
  - Arlington - 5



# Fairlington Villages

- Twelve (12) Tennis Courts
- Six (6) Swimming Pools and Five (5) Wading Pools
- Tot Lot
- Eight (8) Rain Gardens and One (1) Shade Garden
- Three (3) Little Libraries
- Memorial Garden
- Gazebo Picnic Area

# One Year at Fairlington Villages Under COVID19

- Management Office
  - Work orders – 2,335
  - Telephone Requests – 935
  - Emails – 18,840
  - Office Visits – 988
  - Inspections - 131

# Fairlington Villages Special Projects

- Ward I Fence Replacement
- Ward V Shutters
- Parking Lot 7 Renovation
- Roof Replacements
- Rotten Wood Replacement
- Led Conversion

# The Year in Review

## April 2020 - March 2021

- Sales – Range of sale prices 2020
  - 1-Bedroom Apartments – \$299,000
  - 3-Bedroom Townhouses – \$646,000
- New Owners – 110
- Current Owner Occupancy - 70% (1,199)
- Current Renter Occupancy - 30% (504)

# Ward I

Director: Jessica Auston

- 260 Units
  - # # Units
  - 4 - Unit Buildings 6 24
  - 6 - Unit Buildings 14 64
  - Townhouses 152 152
- Tennis Court #6
- Pool & Wading Pool
- Native Plant Rain Garden - One (1) (3069 S. Buchanan Street)
- # Fences – 190

# Ward I



# Ward I – April 2020 - March 2021

- Masonry Repairs – Five (5)
- Front Porch Brick Repair – Sixteen (16)
- Fence Replacement
- Gutter and Flat Roof Cleaning
- Preventative Maintenance Pitched Roofs – Sixty One (61)
- Tree Canopy Funded Trees – Two (2)

## Liaison – Pool Committee

- Makes recommendations regarding the management and physical condition of pools
- Members
  - Marya Hynes, Co-Chair
  - Paul Emig, Co-Chair
  - Denice Hill
  - Taylor Carpenter



# Ward II

Director: Ed Stollof

Liaison, Arlington County

- 300 Units
  - 4 - Unit Buildings      #      # Units
  - 6 - Unit Buildings      35      210
  - Townhouse s      86      86
- Tennis Court #9
- Heated Lap Pool & Wading Pool
- Native Plant Rain Gardens – Two (3) (3052 S. Abingdon Street, 4821 S. 31<sup>st</sup> Street and 3026 S. Abingdon Street)
- # Fences - 158

# Ward II



## Ward II – April 2020 - March 2021

- Pitched Roof Replacement – One (1)
- Front Porch Brick Repairs – Twenty Two (22)
- Fence Repairs – Fifty Six (56)
- Gutter and Flat Roof Cleaning
- Preventative Maintenance Pitched Roofs – Fifty Nine (59)
- Tree Canopy Funded Tree – Five (5)

# Ward III

Director: Harry Reem, Treasurer

- 274 Units                      #              # Units
  - 4 - Unit Buildings      12              48
  - 6 - Unit Buildings      18              108
  - Townhouses              118              118
- Tennis Court #14
- Pool & Wading Pool, Picnic Area, Water Basketball and Foosball Table
- # Fences 151

# Ward III



## Ward III – April 2020 - March 2021

- Masonry Repairs – Two (2)
- Front Porch Brick Repairs – Four (4)
- Fence Repairs – Fifty Four (54)
- Gutter and Flat Roof Cleaning
- Parking Lot 7 (2829-2865 S. Buchanan Street) Renovation
- Exterior Painting – Total Ward
- Rotten Wood Replacement – Sixty Four (64)
- Renovational Planting Project
- Tree Canopy Funded Tree – Five (5)

# Liaison – Grounds Committee

Recommends policy regarding landscaping, drainage and erosion to Board

- Members

- Angela McNamara Co-Chair
- Jim Ostroff, Co-Chair
- Linda Barnett
- John Davidson
- Sharon Galm
- Mike Natrella
- Linda Robinson

- Anne Wilson
- Donna Volpone
- Karen Olson Weaver
- Tracy Friend
- Angel Welsh
- Tracy Knott

# Ward IV

## Director: Andi Dies

- 315 Units                      #              # Units
  - 4 - Unit Buildings      9              36
  - 6 - Unit Buildings      8              48
  - Townhouses              231              231
  
- Tennis Court #11 & #12, #13 Multi-purpose
- Pool & Wading Pool, Inside Children's Play Area, Picnic & Grill Area
- Native Plant Rain Gardens - Two (2) (4858 S. 28<sup>th</sup> Street and 4875 S. 28<sup>th</sup> Street)
- # Fences 163



# Ward IV



## Ward IV – April 2020 - March 2021

- Masonry Repairs – Ten (10)
- Front Porch Brick Repairs – Thirteen (13)
- Fence Repairs – Fifty Eight (58)
- Gutter and Flat Roof Cleaning
- Pitched Roof Replacement – Three (3)
- Front Porch Railings – Sixty Seven (67)
- Tree Canopy Funded Tree – One (1)

# Liaison – Architectural Control

Reviews all requests for variances and makes recommendations on individual and standard variance requests

- Members
  - Barbara Keyser, Co-Chair
  - Sean Keyser, Co-Chair
  - Cheryl Chevalier
  - Sarah Evans
  - Chase McAlpine
  - Terry Suehr
  - Joe Torres

# Ward V

Director: Philip Brown

- 268 Units                      #              # Units
  - 4 - Unit Buildings    13              52
  - 6 - Unit Buildings    23              138
  - Townhouses            78              78
- Lap Pool
- Native Plant Rain Garden - One (1) (4836 S. 29<sup>th</sup> Street)
- # Fences - 145

# Ward V



# Ward V – April 2020- March 2021

- Pitched Roof Replacement – One (1)
- Masonry Repairs – One (1)
- Front Porch Brick Repairs – Five (5)
- Fence Repairs – Forty Two (42)
- Gutter and Flat Roof Cleaning
- Shutter Replacement – 70% of the Ward
- Tree Canopy Funded Tree – One (1)

# Liaison

- Fairlington Citizens Association (FCA)
  - Serves as Fairlington Villages' Representative to FCA
- Emergency Preparedness Working Group
  - Tasked to develop a draft Emergency Preparedness Plan for Fairlington Villages

# Ward VI

Director: Melanie Alvord, Vice President

Liaison, City of Alexandria

- 286 Units
  - 45 in Arlington County
  - 241 in City of Alexandria

	#	# Units
• 4 Unit Buildings	7	28
• 6 Unit Buildings	27	162
• Townhouses	96	96

- Pool & Wading Pool
- Tennis Court #10
- Native Plant Rain Garden - One (1) (2848 S. Columbus Street)
- Native Plant Shade Garden – One (1) (2934 S. Buchanan Street)
- # Fences - 141



# Ward VI



LEGEND	
	BUILDING
	BALCONY
	PORCH
	PAVED
	FENCE
	RETAINING WALL
	INLET DRAIN
	TRANSFORMER
	STAIRS



1 FAIRLINGTON VILLAGES WARD 6  
7 NOT TO SCALE

## Ward VI – April 2020 - March 2021

- Masonry Repairs – One (1)
- Front Porch Brick Repairs – Ten (10)
- Fence Repairs – Fifty Four (54)
- Gutter and Flat Roof Cleaning
- Tree Canopy Funded Trees – One (1)

# Liaison – Communications Committee

Publishes the North Fairlington Newsletter, assists with social media presence

- Members
  - Carol Bell
  - Mary Cusick
  - Cheryl Hollins
  - Sean Keyser

# At Large Director: Larry Straub

Liaison - Tennis Committee

Advises the Board on policies and maintenance relating to tennis courts and activities and hosts tennis events

- Members
  - Daniel Meshel, Chair
  - Karen Dadey
  - Tamara Durand
  - Donna Glassbrenner
  - Ben Kochman

# At Large Director: Anne Wasowski, Secretary

Liaison, Activities Committee

- Members

- Alicia Cordero, Co-Chair\*
- Susan Tatum, Co-Chair\*
- Joan Carter
- Sharon Bisdee
- Alan Byroade
- Mary Cusick
- Kate Bannan
- Norma Reem
- Pat Horvath
- Kevin Connor
- Katie Parker
- Linda Barnett
- Susan & Iolaire McFadden
- Teresa Stiner
- Chesney Wright
- John Price
- Joy Bickelhaupt
- Patrick Yellen

\*recently resigned

# Gregory D. Roby, PCAM General Manager



## Management Staff

Miguel Galvez - Facilities Manager

Mark Johnson - Operations Manager

Erin Moran – Office Manager



# Maintenance Staff

- Winston Burris
- Havan Barnes
- Robert Castillo
- Edward Dempsey
- Oneyda Martinez
- Edgar Perez
- Kenneth Thompson
- Anthony Willis





## Administrative Staff

Victoria Gomillion

Marcus Reed





## Full-Service Managing Agent:

- Full Accrual Financial Accounting
- Accounts Receivable & Accounts Payable Management
- Full Cadre of Resources for Every Contingency, like COVID-19
- Constant Technological Innovation

# Become A Volunteer

- Activities
- Architectural Control
- Communications
- Grounds
- Pool
- Tennis
- Working Groups



# We Need Volunteers!

The Committees are looking for additional volunteers; often including Chairpersons.

- Minimal time commitment
- Few committee meetings
- Most work/coordination is handled via email

# 2021 Election Panel

- Harry Reem, Chair
- Jessica Auston
- Norma Reem
- JJ Singh
- Diana Funk

## Fairlington Villages



Welcome to the Fairlington Villages Unit Owners Association 2020 election.

We encourage and welcome your participation in this electronic voting process. Please enter the *User ID* and *Password* provided to you in the annual mailing materials and cast your vote. The system will allow only one vote per user, so please review your choices before confirming your vote.

A screenshot of a login form. It has a dark blue background. At the top, it says "User ID" above a text input field containing "vickyvoter". Below that, it says "Password" above a text input field with masked characters "\*\*\*\*\*". To the left of the password field is a circular icon with a blue silhouette of a person. To the right of the password field is an orange "Login" button with a white arrow pointing right.

If you experience any problems with this voting process please contact Erin Moran at the Management Office at [\(203\) 379-1440](tel:203-379-1440).

