

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
March 4, 2020**

Directors Present:

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

Also Present:

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

I. Residents' Comments

A number of owners and residents came before the Board to discuss the use of the 28th Street tennis court for basketball. These included: Doug Reale (4826 S. 28th Street), Jim Asher (4028 S. 28th Street), Lauren Bailey (2834 S. Buchanan Street), Diane Bentley (4719 S. 29th Street, A-2), Leah Steekle and Ben Kochman (4800 S. 28th Street), Beau and Kathleen Branch (4822 S. 28th Street), and Will Fuentes (2985 S. Columbus Street). These represented both the pros and cons of having basketball hoop(s) at the 28th Street Tennis Court (Tennis Court 13).

The main concern raised by those who did not favor maintaining one or two hoops was that noise was a constant factor in the use of the newly placed basketball hoops, with yelling and the sound of the bouncing ball being the worst. It was suggested that the court is too close to residences and that those living there cannot enjoy the peaceful use of their homes. Mr. Reale, in particular, noted he has a congenital sensitivity to noise and that the sounds of the bouncing ball and yelling are intolerable and detract in a major way to his peaceful use and enjoyment of his home. A few of those speaking stated they work evening and night hours and cannot get proper rest during the day with the noise and play on the court.

Recommendations for change included: (1) moving the hoop(s) to a court which is not close to

residences; (2) resurfacing the court with sound proof topping; (3) place sound blocking nets at the court; (4) that in future the Board do more to include residents in the decision making process because it is the fiduciary and moral responsibility of Board Members to make every attempt at inclusion and not make what may appear to be arbitrary decisions; (5) and, one homeowner, noting there is a section of the Bylaws which required a vote by homeowners if an expenditure is over a certain amount, asked the Board to review this requirement to see if it applied in this instance.

Those speaking in favor of continuing to maintain one or more hoops at Court 13 noted: (1) that this is a place where young people can congregate for a beneficial activity; (2) that the maintenance of basketball hoops is a benefit to the community, not only as a physical activity but also as a place where neighbors can meet and get to know each other; (3) one parent spoke about the fact that her teenage children have benefited greatly from this amenity; (4) and several homeowners stated that this was an amenity which was beneficial and long overdue. One of the homeowners pointed out that when the idea was first being discussed, the Board did follow a rigorous process for ascertaining the feelings of residents, including holding an open meeting with thirty residents in attendance and publicizing the proposal in the newsletter. Three homeowners read written statements (both pro and con) which were passed along to the Board.

Karen Olsen Weaver, the homeowner residing at 3048 S. Abingdon, C-2, came before the Board to speak about the protection of trees from damage by contractor equipment. She distributed a picture of a Bobcat machine parked over the roots of a tree as an example. Mr. Johnson responded that when he arrived at work on the day the picture was taken he immediately told the contractor to move the Bobcat and Mr. Roby noted that management strictly requires all contractors to follow Fairlington approved tree protection guidelines and that management enforces these guidelines at all times.

II. Presentation - LancasterLandscapes

President Placek introduced Joel Owen, Adrien Zaleski and Carlos Rios of Lancaster Landscapes for an overview of current operations at Fairlington Villages. Mr. Owen began by reporting that landscape preparation for the spring 2020 season at Fairlington Villages is well underway with turf preparation, mulching and herbicide. The company is continuing to expand use of an Integrated Pest Management (IPM) program which uses natural predators, such as lady bugs and preying mantis, to keep the level of pest insects under control and keep chemical spraying at a minimum. Finally, he noted the company is continuing to use a sustainable landscape program using native plants. He then answered questions from the Board.

III. Call to Order

At 7:41 p.m. President Placek called the regular agenda to order.

IV. Establishment of Quorum

President Placek noted there was a quorum with nine members present.

V. Approval of Minutes – February 5, 2020 Regular Meeting

Ms. Wasowski moved the minutes of the February 5, 2020 regular meeting of the Board of Directors be approved, as revised. Seconded by Mr. Reem and passed (9-0-0).

VI. Old Business

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

VII. New Business

A. Variance Request – 4832 S. 29th Street – Remove a Load Bearing Wall Between the Kitchen and the Dining Room

Ms. Dies moved the Board approve the February 6, 2020 variance request from the homeowner at 4832 S. 29th Street, to remove a load bearing wall between the Kitchen and the Dining Room in the unit, in accordance with the specifications outlined in the attached 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. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes, and providing written evidence that the work was performed in accordance with the attached supporting engineer's statement and drawings, and the attached variance request form, including evidence that any major plumbing was performed under a licensed plumber. Seconded by Ms. Alvord and passed (9-0-0).

Ms. Dies reported the Architectural Control Committee recommended the Board approve the variance request.

B. Disabled Parking Request – 3052 S. Woodrow Street

Ms. Dies moved the Board of Directors approve Management's action of installing one disabled parking space in parking lot #37 (4600-4610 and 4601-4607 S. 30th Road) and approves the request from the homeowner. Seconded by Ms. Wasowski and passed (9-0-0).

In response to a question posed by Director Auston, Mr. Roby reported that the lot located on 30th Road was closer to the homeowner's unit than the one at Woodrow, even though the homeowner lives on Woodrow. Federal law requires reasonable access, which in this case meant using a space closest to the homeowners unit. He also noted that the rule on disabled parking spaces is that no more than 10% of the spaces in a lot may be used and the 30th Road lot, which has ten spaces, presently has only one space earmarked for disabled use.

C. Spring Focal Bed Planting

Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for focal bed planting at a cost of \$5,689.08. There is a \$7,325.00 remaining in the budget for this purchase. Seconded by Ms. Alvord and passed (9-0-0).

To be Charged to Operations Account 6150 – Contractor Planting

D. Yard Sale Flowers

Mr. Reem moved the Board approve the purchase of Yard Sale Flowers from Lancaster Landscapes at a cost of \$2,475.00. There is \$600.00 remaining in the budget for these items. Seconded by Ms. Stolloy and passed (9-0-0).

To be charged to Operations Account 6155 – Volunteer Planting

E. Pitched Roof Replacement FY2020

Ms. Dies moved that the Board of Directors authorize Management to contract with Northern Virginia Roofing for the FY2020 roof replacements, in accordance with the attached recommendation and proposal, at a total cost of \$380,720.00. The Calendar of Reserves Expenditures includes \$400,000.00 for this purpose in FY2020 and all the funds are available. Seconded by Mr. Reem and passed (9-0-0).

To be charged to Reserve Account 3700 - Roofs

F. FY2020 Back-Yard Fence Replacement Project – Phase 1

Ms. Alvord moved the Board of Directors authorize the General Manager to enter into a contract with Long Fence, for Phase 1 of the Back-Yard Fence Replacement Project, including a pilot, at a total cost of \$512,531.81. This amount includes a contingency of \$20,000.00. As described in the attached memorandum the fences will be built with Western Red Cedar and Pressure Treated Pine posts. The Calendar of Reserves Expenditures Includes \$800,000.00 for this project in FY2020 and all the funds are currently available. Seconded by Mr. Brown and passed (9-0-0).

To be charged to Reserve Account 3700 - Reserves

G. Tennis Court 13 Repairs

Mr. Straub moved the Board approve the following proposals for Tennis Court 13 Repairs:

<i>Sports Systems: Tennis court crack repairs and color coating:</i>	<i>\$12,540.00</i>
<i>Acoustiblok: Sound reduction curtains:</i>	<i>\$13,175.43</i>
<i>Project Contingency:</i>	<i>\$ 5,000.00</i>
<i>Total Project:</i>	<i>\$30,715.43</i>

Seconded by Mr. Stolloy and passed (9-0-0).

To be charged to Reserve Account 3700-8100 – Tennis Courts

Mr. Roby reported that one of the hoops located at the court will be removed and placed at a yet to be determined location; the second hoop will be moved to the side of the court closest to the pool; sound reducing curtains will be placed on about 60% of the fencing; the court surface will be repaired; and trees have already been placed at court margins. The object continues to be maintenance of a community multi-use amenity available for all ages and residents and management will continue to monitor its use, using the concerns raised by residents as guideposts.

During discussion it was suggested that basketball use might better be served by transferring it to the Community Center Courts or a court not close to units; and, that sound reducing curtains be installed on more than the proposed percentage.

H. Purchase of Benches and Planters

Mr. Reem moved the Board approve the following proposal from Victor Stanley, Inc., for benches and planters at a cost of \$8,721.28. Seconded by Ms. Dies and passed (9-0-0).

To be charged to Reserve Account 3700-8100 – Tennis Courts

Mr. Roby reported that the benches and planters will be placed at the Community Center tennis courts and at the newly installed Memorial Garden at the Administrative Office.

[President Placek recessed the meeting at 8:24 p.m. and called the meeting back to order at 8:38 p.m.]

VIII. Reports

President: President Placek reported that a Celebration of Life will be held at the Community Center on March 8th from 2:00-4:00 p.m., to honor Peggy Bultman, a long time volunteer and resident, who recently passed away; that the Meet the Candidates Night will be held at the Community Center on March 10th between 7:00 and 7:45 p.m.; and, that the Seventh Annual 5K race will be held April 25th. She then announced that Director Dies attended a presentation by the company redeveloping Park Center (4401 Ford Avenue) and she distributed an information sheet concerning the project. She then reported that the Board will be holding a performance review of the General Manager in the next few weeks as part of the continuing review process. She completed her report by noting that one member of the Fairlington Citizens Association had approached her to suggest that there be a charge for hot dogs at the Annual Fourth of July Parade and asked if the Board was amenable. After discussion it was agreed that this would not be a logistically good idea.

Annual Meeting: President Placek reminded those present that the Annual Meeting will be held at the Community Center on Wednesday, March 25th and she reported that the draft presentation format and reports to be made at the meeting will be distributed for review in two days.

Vice President: Vice President Alvord had no report.

Articles for the April 2020 Issue of the *Fairlington News*: The Board reviewed items to be included in the April 2020 Issue of the *Fairlington News*.

Secretary: Ms. Wasowski had no report.

Treasurer: Mr. Reem reported that in the third month of the Fiscal Year 2020 reporting shows a \$37,008 surplus for the year-to-date.

Committee Reports

Architectural Control Committee: Ms. Dies reported the committee will be reviewing current policies on real estate signage and how to deal with placement of lock boxes.

Activities Committee: Ms. Wasowski reported the committee had a robust meeting in February and members are planning for events.

Management's Financial Report: There was no report, other than that in writing, and there were no questions from the Board.

Management's Administrative Report: There was no report, other than that in writing, and there were no questions from the Board.

Mr. Roby reported that the Community Associations Institute has selected Fairlington Villages as the community to host the 2020 Professional Community Association Manager program of Certification on April 2/3. Thirty applicants for this prestigious certification will attend and perform a two-day review of administrative and community activities and will prepare reports outlining their findings and providing a critical analysis of operations. The top three reports will be provided to management and thereafter the Board and Management will use the findings as a review element for improving how both the management and the Board operate.

POD Parking Space Request: Mr. Roby reported that a gentleman contacted him to ask if it would be possible to allow for the use of several spaces in a parking lot over a weekend for a POD. The gentleman is moving his mother into a unit adjacent to the lot. The Board, noting that the lot in question is underutilized, agreed to grant the request for the weekend of March 27th.

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.

IX. Executive Session

President Placek asked for a motion to Adjourn into Executive Session as permitted under the Code of Virginia (Condominium Act) 55-79.75c.

Ms. Placek moved the Board of Directors adjourn the regular meeting into closed session as allowed under the Code of Virginia, to discuss the legal obligations of individual owners. Seconded by Ms. Dies and passed (9-0-0).

At 9:05 p.m., the Board recessed the Open Session and reconvened in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection [C] of Section 55-79.75 of the Code of Virginia.

X. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, April 1, 2020.

XI. Adjournment of Meeting

Mr. Reem moved that the Board adjourn the meeting of March 4, 2020. Seconded by Ms. Alvord and passed (9-0-0).

President Placek adjourned the meeting at 10:10 p.m.



Secretary
Fairlington Villages, a Condominium Association

