



North Fairlington

News

Historic Fairlington Villages

JUNE 2021 VOL. 43, No. 6

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

Looking for Lifeguards for Our Pool Season

Would you like to serve your community and earn some money? Consider being a lifeguard.

Help us spread the word, too, to anyone who would appreciate this special opportunity.

Fairlington Villages is projecting a shortage of licensed lifeguards for our pool season, and we are putting out this call for assistance. Our pool contractor, Premier Aquatics, is seeking qualified people to serve as lifeguards in Fairlington Villages this summer. The call is open to currently licensed lifeguards, as well as those who can swim, and are willing to take the training and pass the certification test, both of which are offered free of charge to those who wish to work as a lifeguard in Fairlington Villages. Determine your swimming ability with their screening test: https://premieraquatics.com/p/lifeguard_training.

Premier Aquatics will pay licensed lifeguards from \$12 to \$20 per hour to work at the pools in Fairlington Villages, offer a flexible schedule, and the Association will cover the uniform costs. Apply online at https://premieraquatics.com/p/forms/apply_for_job to become certified as a lifeguard. You will help serve your community while earning money too.



PHOTO BY GUY LAND

One of the recruiting events held by Premier Aquatics.

Although Premier Aquatics has recruited approximately 200 lifeguards from overseas, there has been no success in obtaining J-1 visas that are relied on to admit lifeguards from other countries due to delays caused by the current worldwide health crisis. You

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————— Please see the “Manager’s Corner” on page 5 for more pool season news. —————

Annual Budget Process Begins — Budget Forum July 28

The budget process for Fiscal Year 2022 (FY22) has begun. The annual Homeowners’ Budget Forum will be held at 7 p.m. on Wednesday, July 28. The forum, which is currently scheduled to be conducted by teleconference, is an interactive setting that includes review of the draft FY22 budget and the Association’s fiscal priorities, and homeowner comments and questions on projected operating and reserve spending. For a discussion of items

covered by your condo fee see the article “FY22 Budget Process Begins — Do You Know What Your Condominium Fees Pay For?” on pages 1-2 of the May 2021 issue of *North Fairlington News*.

This year’s major budget challenges are twofold. First, framing an operating budget that maintains our present level of community services as we emerge from the COVID-19 pandemic; and second, financing and completing major

reserve projects, including roof and backyard fence replacement, masonry repairs, and parking lot and pool house renovation, within the funding guidelines established by the Association’s March 2019 Reserve Study.

Although FY21 condo fees were not raised because of the unprecedented challenges the pandemic presented to our homeowners, we can afford to keep fees flat for only

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Maintenance Updates

Swing by the New Tot Lot

We are pleased to announce the completion of the Tot Lot improvements. Our youngest Fairlingtonians have a new structure to enjoy during playtime. The design from PlayMark, Inc., features a larger slide, climbing wall, mini house, greater safety, and is compliant with current standards. The Board approved the replacement of the large play structure at its December 2020 meeting.

New Bathroom Amenity Nears Completion

A new bathroom located on the side of the Management Office near the Tot Lot and Main Tennis Courts is under construction. The bathroom will open soon, adding a much-needed convenience to residents.

The door will have a combination lock that will prevent non-residents from using it. Management will provide details on the lock once it is available.

Masonry Moves Forward

American Restoration is currently working on Phase 7 of this ongoing annual program that includes buildings in all wards. This phase is a continuation of the previous six phases completed between 2015 and 2020.

The scope of work includes:

- Brick repairs at large areas of spalled or bulging brick
- Repairs at large cracks (greater than a hairline width)
- Repointing of heavily deteriorated, cracked, or open mortar joints
- Replacement or coating of significantly corroded or deflecting steel lintels



PHOTO BY MARK JOHNSON

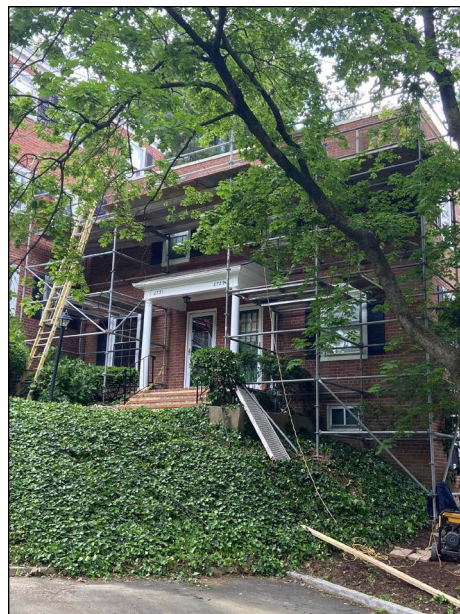
The Tot Lot improvements have been completed.

- Parapet wall restoration in the flat roof buildings
- Repairs to significantly deteriorated brick chimneys, columns, and walls
- Repairs to significantly deteriorated architectural vents and vent caps
- Repairs to front porches.

Pitched Roofs Replacement

As part of an ongoing program that started in 1995, the Association is in the process of replacing five pitched roofs with new Vermont slate in Wards I, II, III, and VI. The slate on pitched roofs is replaced every year, based on their condition. Fairlington Villages has 350 pitched roofs. Northern Virginia Roofing is the contractor assigned to do this work.

— Miguel Galvez, Facilities Manager and
Mark Johnson, Operations Manager



PHOTOS BY MIGUEL GALVEZ

Current projects include the bathroom construction, masonry maintenance, and roof replacement.



Mind Your Duty as a Pet Parent

Arlington County and the City of Alexandria ordinances require dog owners to remove and dispose of the feces that their dogs have deposited on public areas (Condominium Common Areas) or another person's property. Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Please, pet owners, keep these requirements in mind when walking the common sidewalks adjacent to the streets, as well as in the rear of buildings that all residents share.

Hi Neighbor, Can You Spare Some Time?

Fairlington Villages is a terrific community helped out by its community members. We are fortunate to enjoy wide volunteer participation on the various committees that make recommendations to the Board, whether suggesting how to better facilitate communication with residents, helping with set-up or clean-up of an event, and more.

We are grateful to our ongoing volunteers and want to reinvigorate our teams of volunteers.

The time commitment is not demanding and helping out offers an easy and fun way to meet fellow Fairlingtonians. A few committees meet monthly and others on an as needed basis or digitally.

We are especially in need of volunteers for the Activities and Communications Committees. Please see our website for complete descriptions of each committee.

- **Activities:** Organizes community-wide special events, which may include the Annual Yard Sale, Holiday parties, the annual volunteer pool party and other

social events. Please note, Activities volunteers are not required to participate in every event, only the ones you choose, and for a time block of your choosing.

- **Communications/Technology:** Coordinates the publication of the *North Fairlington News* monthly and recommends communication improvements through technology.

If you are looking to gain or improve your leadership skills, the Activities and Communications Committees are also looking for co-chairs. The first item to be considered by the Activities Committee will be to advise the Board on whether a future Yard Sale is feasible under current distancing requirements and on recommended safety protocols.

We hope you will consider lending a hand! For more information or to join a committee, please call the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

Reminder for Variance Requests

WHEN TO COMPLETE A VARIANCE REQUEST FORM

A variance request is required when making interior or exterior changes to a unit that are not in accordance with Fairlington Villages [policy](#) or [by-laws](#). If you are doing renovations in your unit that involve any structural changes, such as removing a wall or finishing an attic, then you must complete a Variance Request Form.

GET THE FORM ONLINE

The Variance Request Form can be found at fairlingtonvillages.com. Please read the entire form. The form includes a timeline for the variance request process, as well as

a checklist of all of the documents you will need for your project and helpful links.

SUBMIT BY THE FIRST

All variance requests are due on the first of the month to the Management Office. You must submit all of the required documents with your completed Variance Request Form to the Management Office to be included on the Architectural Control Committee agenda for that month.

If you do not provide all of the required documents, then your request will be returned and you will have to wait until the next month to resubmit your request.

PROVIDE DOCUMENTATION

The support documents for a Variance Request Form include:

- Three forms of visual documentation: photos of the affected spaces, annotated floor-plans, and professional drawings.
- Engineer's letter required for any changes to walls.
- County building permit required for any structural changes.

NEED HELP?

If you should have any questions, then please email the Architectural Control Committee at variance@fairlingtonvillages.com.

Activities Around the Village

Mask or No Mask?

Verify the latest face mask status according to the state online:

<https://www.virginia.gov/coronavirus/forwardvirginia/faq/>

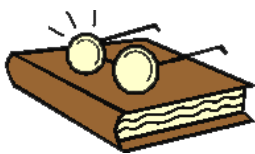


Introducing a Weekly Wednesday Canasta Club

There is a new club in Fairlington! The Fairlington Canasta Club meets every Wednesday from 11:30 a.m. to 2:30 p.m. in the Community Center. Canasta is a card game where players or partnerships try to meld groups of three or more cards of the same rank. Players of all skill levels are invited, including beginners.

As of this writing, face coverings are required indoors.

For more information, please email Mary Ryan at mxryan1024@gmail.com.



Be Seen with the Bookclub on June 24

Please join us outside on the patio of the Community Center on June 24 at 6:30 p.m. for a discussion of V.E. Schwab's bestseller *The Invisible Life of Addie LaRue* with the Fairlington Book Club. The novel is a whimsical tale of a young woman who strikes a deal with the devil, allowing her to experience life to its fullest without aging or dying. The catch—everyone she meets immediately forgets her.

On July 29, we will discuss Elin Hilderbrand's #1 *New York Times* bestselling historical novel, *Summer of '69*. The simple, sassy story of four siblings experiencing the drama, intrigue, and upheaval of the summer when everything changed.

We hope to meet outside at the Community Center patio, weather permitting, for both discussions. In the event of rain, we will have a virtual discussion.

Please visit our "Fairlington Area Book Readers Group" Facebook page at <https://www.facebook.com/groups/185662778799790/> for the latest details. You do not have to attend every discussion to participate. If you have questions, please email bookclub@fairlingtonvillages.com.



Love Summer on the Courts

Please see last month's newsletter insert regarding tennis court rules and reservations. Make a court reservation online at <https://fairlington.skedda.com>. Please wear appropriate tennis apparel and take your valid Fairlington Villages ID card to the courts. As of this writing, masks are not required while playing, but any spectator should wear a mask and maintain a social distance.

The Fairlington Tennis Committee invites residents of all skill levels to participate in the 2021 Tennis Ladder running through Oct. 8. No-host Friday Night Ladder events will be from 7 p.m. to 10 p.m. on North Fairlington Main Courts 1, 2, and 3.

Ladder players can contact other members of the Ladder to schedule and play matches at their convenience. If you want more information or wish to join, then please e-mail tennis@fairlingtonvillages.com. If you want to sign-up, then please provide your name, preferred phone number, and email.

We look forward to seeing you on the courts, and good luck!

Save the Date and Participate July 28

Homeowners' Budget Forum on Wednesday, July 28 at 7 p.m. The forum will be conducted by teleconference and call-in instructions will be provided.

LIFEGUARDS

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can help by contacting our local congressman and senators to ask if they can provide assistance in processing J-1 visa applications through Premier Aquatics to admit overseas lifeguards to work at Fairlington Villages this season.

- Representative Don Beyer, telephone 202-225-4376 or send an email online: <https://beyer.house.gov/contact/>
- Senator Mark R. Warner, telephone 202-224-2023 or send an email online: <https://www.warner.senate.gov/public/index.cfm/contact>
- Senator Tim Kaine, telephone 202-224-4024 or send an email online: <https://www.kaine.senate.gov/contact>.

Please see page 5 for related pool news and visit fairlingtonvillages.com for weekly *Pool Season Updates*, including which pools are open.

Manager's Corner Gregory Roby, General Manager, CMCA®, PCAM®



Marco ... Polo

If all goes as planned, you will have received this newsletter as you begin your Memorial Day holiday. A few quick reminders if a dip in the pool on your list:

- A signed **Assumption of Risk form** for both Fairlington Villages and Premier Aquatics for each person intending to

enjoy the pools this year must be on file at the Management Office in order to use the pool reservation system.

- Make pool reservations at www.amenitypass.app. You should have received an email from Amenity Pass advising you that: (1) the Community's "entry/ type" designation is "Fairlington Villages," (2) the "Condominium" entry identifier is (2777), and its Common Passcode is (342602).

Caveat: you will not be able to complete pool reservations unless all Assumption of Risk documents are in hand at the Management Office and your assessment account is current.

- Restrictions on gatherings, social distancing, and personal protection equipment remain in flux. Be on the lookout each Wednesday afternoon for Fairlington's latest updates to COVID-19 recommendations and other useful information. Check the home page of fairlingtonvillages.com or sign up for **TownSq** notices to stay current with the latest news on the pools.
- Please note the state's health department requirements for public furniture cleaning after each use is not a viable option for the Association; therefore, unless reduced significantly or eliminated entirely, the "bring your own pool furniture" rule will be in effect for the 2021 season. You can refer to our **Pool FAQ online**.

Condition Your AC

Did you know that the maintenance of your air conditioner condensate line is your responsibility, even if the line is outside of your unit? The condensate line takes water removed from the humid air from inside your unit to the outside. If a contractor performed spring maintenance on your unit and cleaned the coils, then your condensate line is probably fine. However, if you only changed your filter, your condensate line may clog. If it does back up and there is damage to your unit or a neighbor's unit (many condensate lines run through neighboring units), then you may be liable for those damages.

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
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	Office Administrator

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.

Algae, dust, or dirt can build up inside the condensate line and force condensation water from the air handling unit to back up into the building, rather than flowing out through the condensate line. If your unit has not been cleaned recently, it may be cost effective for you to have a contractor clean the line. Some "home" remedies that work include pouring a cup of bleach OR ammonia OR a small bottle of club soda into the line. **CAUTION: do not use bleach and ammonia at the same time!**

Be a Grill Master with Fire Safety

Summer fun includes cooking outdoors with family and friends. Fairlington residents who share in this favorite pastime must be mindful that the Virginia Fire Prevention Code (VFPC) prohibits the use, operation, or storage of any open-flame cooking device on any balcony, rooftop, or deck of any building or within 15 feet of combustible construction or residential occupancy. The VFPC provides an exception for cooking devices using electricity as the heating source and listed by a recognized testing authority.

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, June 2, 2021

The following is the preliminary agenda for the June 2, 2021, Board of Directors meeting at 7 p.m. 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 (5 minute limit/household)
- II. Presentation – Holden & Co. Insurance
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – May 5, 2021
- VI. Old Business
 - A. Variance Request – 3045 S. Buchanan St. (Remove a Load-Bearing Wall and Finish Attic)
- VII. New Business
 - A. Rules Violation – 4826 S. 29th St.
 - B. Variance Request – 2862 S. Buchanan St., B-2 (Install Dryer Vent)
 - C. Variance Request – 2862 S. Buchanan St., B-1 (Install Dryer Vent)
 - D. Variance Request – 4912 S. 28th St., A-1 (Remove a Load-Bearing Wall and Remove a Non-Load-Bearing Wall)
 - E. Sewer Line Repairs – 2943 S. Dinwiddie St.
 - F. Sidewalk Repairs
 - G. Patio Replacement and Repairs – 4840-B S. 28th St., 4610 S. 31st Rd., and 3032 S. Buchanan St.
- VIII. 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. Facilities Report
 7. Operations Report
- IX. Establishment of Next Board Meeting – July 7, 2021
- 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.

Valid ID Required for Pools + Tennis Courts

A valid Fairlington Villages ID card will be required to use the pools and tennis courts this summer. Please make an appointment with the **Management Office** to revalidate your card during office hours. New residents may obtain ID cards for a \$10 fee by producing proof of ownership or a lease. Only tenants named in the lease may receive an ID. Lost cards may be replaced at the Management Office for the same fee.

Board Meeting Highlights

The Board held its regular meeting on May 5, 2021. The following are highlights.

New Business

A. Variance Request – 3004 S. Columbus St., A-2 – Modification of an Existing Window Well: Ms. Alvord moved the Board approve a variance request to modify an existing window well, in accordance with the specifications outlined in the variance request. Passed 9-0.

B. Variance Request – 4710 S. 29th St. – Remove a Load-Bearing Wall: Mr. Reem moved the Board approve a variance request to remove a load-bearing wall in their unit, in accordance with the specifications outlined in the variance request. Passed 9-0.

C. Variance Request – 4814 S. 29th St. – Remove Non-Load-Bearing Wall and Move Load-Bearing Wall: Mr. Reem moved the Board approve a variance request

to remove a non-load-bearing wall and move a load-bearing wall in their unit, in accordance with the specifications outlined in the variance request. Passed 9-0.

D. Variance Request – 3045 S. Buchanan St. – Relocate Load-Bearing Wall and Finish the Attic Space: Mr. Reem moved the Board grant provisional approval for a variance request to relocate a load-bearing wall and finish the attic in their unit, in accordance with the specifications outlined in the variance request, with the understanding that the homeowner will provide proof that all permits have been obtained, including copies of electrical and plumbing permits if they are required in addition to the existing building permit, and that the Board of Directors will grant a

final vote of approval at the June 2021 meeting. Passed 7-2.

E. Variance Request – 4912 S. 28th St., A-1 – Remove a Load-Bearing Wall and a Non-Load-Bearing Wall: By unanimous consent the Board of Directors agreed to withdraw this item from the Agenda.

F. Spring Plant Replacements: Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for spring plant replacements at a total cost of \$6,772. Passed 9-0.

G. Apartment Hallway Carpet Cleaning: Mr. Straub moved the Board approve the proposal from CMR Alliance at a total cost of \$13,870. Passed 9-0.

BUDGET

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one fiscal year. Increases will need to resume in FY22 to cover rises in operating costs and implement our Reserve Study's recommendation that reserve contributions increase by 1% each year in order to fully fund our reserve account.

Besides the July 28 Homeowners' Budget Forum, key dates in the FY22 budget preparation process include:

May 3 – May 21: Board members and committee chairs provide budget inputs to the Association Treasurer and General Manager.

May 24 – June 18: Treasurer and General Manager prepare the draft budget using Board members' and committee chairs' inputs.

June 21: Draft Treasurer's/Management budget sent to committee chairs and Board for preliminary review.

July 7: Treasurer presents draft Treasurer's/Management

budget at Board meeting and Board approves and/or amends budget.

July 12: Draft budget as approved/amended by Board is mailed to homeowners for review and used as the basis for discussion at the Homeowners' Budget Forum.

July 28: Homeowners' Budget Forum is held to discuss budget. The forum will be conducted by teleconference and call-in instructions will be provided.

July 29: Final draft budget incorporating comments from the Homeowners' Budget Forum is sent to Board members. All homeowner comments are included in the budget or addressed in the Treasurer's presentation at the August 4 Board meeting.

August 4: Board approves final budget at monthly meeting. Management will prepare a copy of the final budget and

mail payment coupons and a budget information letter to homeowners no later than August 31, 2021.

Please plan to join us and participate in the upcoming annual budget discussion and forum on Wednesday, July 28 at 7 p.m. The Board welcomes the advice and suggestions of all homeowners.

– Harold Reem and Terry Placek



It is easy being green and saving green! Save natural resources by going paperless. Save some budget funding by skipping the postage of a mailed newsletter. Sign up for email delivery of this newsletter today. Contact the **Management Office** for details.

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 June 2021

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6	7 Grounds Committee 7 p.m. Virtual	8	9 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center Pools Committee 7 p.m. Virtual	10	11 Tennis Ladder 7 – 10 p.m. Main Courts	12
13	14	15	16 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	17 Architectural Control Committee 7 p.m. Virtual	18 Tennis Ladder 7 – 10 p.m. Main Courts	19
20	21	22	23 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	24 Book Club <i>The Invisible Life of Addie LaRue</i> 6:30 p.m. Patio	25 Tennis Ladder 7 – 10 p.m. Main Courts	26
27	28	29	30 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	1 July	2 Tennis Ladder 7 – 10 p.m. Main Courts	3
4 Happy Independ- ence Day	5	6	7 Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	8	9 Tennis Ladder 7 – 10 p.m. Main Courts	10

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