



North Fairlington

News

Historic Fairlington Villages

JULY 2021

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

Homeowners' Forum on July 28 to Address FY22 Budget

Join us for Fairlington Villages' annual Association Homeowners' Budget Forum at 7 p.m. on Wed., July 28, for an in-depth review and discussion of how your condominium fees are spent and how the budget is being constructed for Fiscal Year 2022 (FY22). Because of continuing COVID-19 pandemic restrictions, this year's budget forum is currently scheduled to be conducted by teleconference. Homeowners can participate in the forum by calling in to 703-552-8058 (Conference Code: 230349). A copy of the FY22 budget forum presentation slides will be posted at www.fairlingtonvillages.com on July 14, where it may be downloaded for homeowners' reference

to use during the forum. Homeowners may also obtain a hard copy of the slides by contacting the Fairlington Villages Management Office at 703-379-1440. Appointments at the management office are not required, but visitors are requested to wear masks.

THE ASSOCIATION BUDGET

Our Association's budget consists of three components: operating expenses, reserve contributions, and income. Income, which is almost exclusively derived from condominium fees, equals the total of projected operating expenses and reserve contributions. The budget for current FY21, which began Oct. 1, 2020, totals just over \$8 million,

including approximately \$4.88 million in operating expenses and reserve contributions of approximately \$3.13 million.

OPERATING EXPENSES

Operating expenses encompass all expenditures required to fund the day-to-day operation of our community. They include contracts for grounds maintenance and trash removal, repair and maintenance expenditures, administration costs (including insurance), employee payroll and benefits, and electricity. The single largest item in the operating budget, however, is the cost of Arlington County and City of Alexandria sewer and water

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Get Active with Activities on July 13

We are pleased to announce the new co-chairs of the Activities Committee: Mireille Pioppo and Joe Torres.

Please join the Activities Committee at its Volunteer Recruitment Event on Tues., July 13, at 6:30 p.m. at the Community Center. The

committee plans to start social events in late summer but needs your help! Come enjoy free pizza and drinks and offer ideas for future events. The committee needs volunteers in order to have a Yard Sale, Halloween, and winter holiday events for kids and adults.

How's the Water?

Thanks to the dedicated efforts of the Office staff and Premier Aquatics, nearly all of the pools have opened with full schedules! Get weekly *Pool Season Updates* at www.fairlingtonvillages.com or via [TownSq](https://www.townsq.io) regarding schedules, reservations with [Amenity Boss](https://www.amenityboss.com), required paperwork, safety protocols, etc.

PLANNING FOR THE 4TH



PHOTO BY GUY LAND

Check out the plan for our beloved 4th of July Parade! Details on page 4.

Maintenance Updates

Masonry Starts in Wards I and IV
American Restoration continues to work on Phase 7 of this ongoing annual masonry program that includes buildings in all wards. This phase is a continuation of the previous phases completed between 2015 and 2020. As of this publication, most of the buildings scheduled on S. Buchanan Street have been completed and work will start soon in Wards I and IV.

Walk This Way

During the Spring Property Inspection, the Association identified 78 locations where the sidewalks were raised by tree roots, creating a tripping hazard.

In the past, the Association has replaced entire sections of sidewalk

to address this issue, while the City of Alexandria and Arlington County have used a more cost effective method called “concrete cutting” reducing the cost of replacing sections of sidewalk. The “concrete cutting” method allows each repair to have a zero point of differential between slabs — meaning the joint of each repair will be precisely flush with the full width of the slab. The process leaves smooth, uniform, flat, and aesthetically appealing results with the precise, slip resistant repair slope.

Fifth Roof Is Slated

The Association scheduled the replacement of five pitched roofs with new Vermont slates in Wards I, II, III, and VI as part of the FY21

Replacement Program. As of this publication, four of the five roofs have been completed and the fifth roof is currently in progress. Fairlington Villages has 350 pitched roofs that are replaced based on their condition. Northern Virginia Roofing is the contractor assigned to do this work.

Coded Access for the New Bathroom

A new bathroom located on the side of the Management Office near the Tot Lot and Main Tennis Courts is now open, adding a much-needed convenience to residents. Please call the Management Office at 703-379-1440 to get the access code.

— Miguel Galvez, Facilities Manager



PHOTOS BY MIGUEL GALVEZ

LEFT: The masonry maintenance on S. Buchanan Street. CENTER: An example of a tripping hazard from the uprooted sidewalk. RIGHT: The roof replacement work continues.

Readily Repel Mosquitos

Summer brings mosquito season. Arlington County, the City of Alexandria, and the Fairlington Villages Association do not spray for mosquitos around the property; therefore, everyone needs to be careful to help ensure we do not create any mosquito breeding areas. The number one source of mosquitos is standing water in

backyards. If you notice birdbaths, buckets, and other items that are collecting water in backyards or common areas, please report them to Management.

Keep mosquitos away with a green thumb. Consider planting plants known to repel mosquitos: citronella, catnip, marigolds, peppermint, basil, or lemongrass.

Participate in the Homeowners' Budget Forum on July 28

Homeowners' Budget Forum on Wednesday, July 28 at 7 p.m.

The forum will be conducted by teleconference.

Call in to **703-552-8058** using conference code **230349**.

Introducing Our Summer Lifeguards with Local Flair

Our pool lifeguards have a real local flavor this season with a compliment of 12 lifeguards (so far) that hail from this area, including two that live right here in Fairlington Villages! They are all trained by their supervisor Carter Barnsback. Please welcome this fantastic group of young people to the Fairlington pools this summer. They are excited to be here and are dedicated to your safety! We will introduce more of the team in next month's newsletter.



PHOTO BY MARK JOHNSON

Even on cloudy days, you will get a friendly smile from these superstars. Left to right: Tavis Write, Nora Broyles, Carter Barnsback, Robert Watkins, and Ben Woosley.

BUDGET

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fees, which constitute almost 21% of the current FY21 operating budget due to increased water consumption during the COVID-19 pandemic.

RESERVE CONTRIBUTIONS

Reserves are set aside for long-term repair and replacement of major physical assets, including our buildings' balconies, exterior brick masonry walls, and slate and flat roofs, as well as our property's sewer lines, swimming pools and pool houses, tennis courts, tot lot, parking lots, and trash enclosures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves required to repair, replace, and restore these capital elements. In accordance with the Act's provisions the Board of Directors commissioned a 2019 Update to 2009 and 2014 Reserve Studies and the 2014 report's accompanying Exterior Wall (Masonry) study to ensure that our reserves are fully funded.

The Board adopted the 2009 and 2014 studies' recommendations that reserve funding be increased by 6% per year from FY10 through FY16, with increases reduced to 1%

per year thereafter. The current 2019 Reserve Study Update, approved by the Board at its April 3, 2019, meeting, reaffirms this yearly 1% rate of increase and recommends both annual reserve spending totals and updated lists of reserve projects for the next 20 fiscal years through FY38.

Our Association has funded these recommended increases during every year except FY21, when reserve contributions were reduced by \$128,217 to ensure there was no condo fee increase while our homeowners addressed the unprecedented challenges of the COVID-19 pandemic.

INCOME

Condominium fees are the principal means of covering our expenses, including both daily operations and major long-term reserve infrastructure repair and replacement projects. These fees comprise almost 98% of our total income.

Historically, we have also received a small, but significant, amount of income on our investments, which largely consist of accumulated reserve funds invested in the "safe" U.S. Treasury securities and FDIC-insured certificates

of deposit that are available to condominium associations. By laddering our investments (purchasing instruments expiring at different times), the Association earned an increasing amount of income as interest rates rose from their historic lows following the global recession. However, because rates have been slashed as part of the effort to combat the severe economic downturn during the COVID-19 crisis, for the near future the Association will not earn as much income from investment interest as it did in recent years.

Other sources of income include rental fees for the community center and Arlington Public Schools' lease of spaces in the center's parking lot, late fees, resale packet charges, and income from services provided to Fairlington Court, the ten townhouses located at S. Abingdon and 31st Streets near the old firehouse.

FY22 BUDGET CHALLENGES

The Association faces continuing financial challenges as we emerge from the pandemic. We need to frame an FY22 budget that limits condominium fee increases while maintaining our present level of

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Activities Around the Village

Please Mask Yourself, If Needed

If you will be attending any activities, then please review and adhere to state and CDC-guidance on COVID-19 precautions. Verify the latest face mask status according to the state online: <https://www.virginia.gov/coronavirus/forwardvirginia/faq/>.

Tennis Parties Return on July 2

The Fairlington Tennis Committee invites you to attend the first Friday Night Tennis Party of 2021 on July 2, from 7 p.m. to 10 p.m. at the North Fairlington Main Courts. The Community Center and patio will be open. Players of all skill-levels are encouraged to participate, meet their neighbors, and enjoy food and refreshments. Tennis balls will also be provided.

Tennis Parties will be the first Friday of every month: July 2, Aug. 6, Sept. 3, and Oct. 1. Players will have the option of signing up at the time of the event to be matched with players of similar skill levels or coordinating pick-up games at their leisure. For additional information, please contact tennis@fairlingtonvillages.com.



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Forging a Fun 4th of July

Please join us on Sun., July 4, for a Fire Truck Drive-by

Parade starting at 10 a.m. The Fairlington Citizens Association (FCA) and Fairlington Villages co-sponsor this event and anticipate a parade route similar to last year's.

Help us make the day festive by decorating your porch, patio, or window. Show your creativity along balconies and fences. Email photos of your spirit on display to fairlingtonfourth@gmail.com.

Line the streets sporting your patriotic gear at a socially responsible distance to cheer on the trucks;

there will not be any stops along the parade route. There will be flags and pinwheels to pick up at our Management Office and pools.

Please see www.fairlingtonvillages.com or [FCA's Facebook page](#) for updates.



Wimbledon Watch Party on July 11

The Fairlington Tennis Committee invites you to attend the Breakfast at Wimbledon

Watch Party on Sun., July 11, beginning at 9 a.m. at the North Fairlington Main Courts. Residents are encouraged to bring their wood racquets, wear their Wimbledon-best, and enjoy the company of their neighbors as we watch the Ladies' and Gentlemen's Finals.

Food and refreshments will be provided. The Community Center and patio will be open. For more details, please contact tennis@fairlingtonvillages.com.

Get Active on July 13

Please join the Activities Committee at its Volunteer Recruitment Event on Tues., July 13, at 6:30 p.m. at the Community Center.

Step Back in Time with the Book Club on July 29

Please join us on Thurs., July 29, at 6:30 p.m. outside on the patio of the Community Center to discuss Elin Hilderbrand's *Summer of '69*, which follows the Levin family during the summer of 1969. In the event of rain, we will have a virtual discussion.

Our Thurs., Aug. 26, book discussion will be on *Empire of Pain: The Secret History of the Sackler Dynasty* by Patrick Radden Keefe. Goodreads says it is "the highly anticipated portrait of three generations of the Sackler family, by the prize-winning, bestselling

author of *Say Nothing: A True Story of Murder and Memory in Northern Ireland*."

Please visit our "Fairlington Area Book Readers Group" Facebook page for the latest details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email bookclub@fairlingtonvillages.com.



© Octavio 0

Try Your Hand with the Weekly Canasta Club

Players of all skill levels, including beginners, are invited to join the weekly Fairlington Canasta Club

on 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. For details, please email Mary Ryan at mxryan1024@gmail.com.

Schedule Your Court Time

You can make a tennis court reservation online at <https://fairlington.skedda.com>. Please wear appropriate tennis apparel and take your valid Fairlington Villages ID card to the courts.

Play the Ladder

The Fairlington Tennis Committee invites residents of all skill levels to participate in the No-host Friday Night Ladder from 7 p.m. to 10 p.m. on North Fairlington Main Courts 1, 2, and 3. Ladder play will not happen on the first Friday of the month due to Tennis Parties.

Ladder players can schedule and play matches at their convenience. If you want to join, then please e-mail your name, preferred phone number, and email info to tennis@fairlingtonvillages.com.

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



Insurance Renewal on July 15
The Fairlington Villages Master Insurance Policies renew on Thurs., July 15. Holden & Co. Insurance will continue as the Association's insurance and the insurance companies providing the various coverages will remain the same. If you receive notice from your mortgage company asking for proof of insurance,

please send a copy of the notice to Holden & Co. via fax at 703-566-5568 or email a copy to office@holdenins.com, identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Co. has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

It is also a good time to check your own HO6 policy for coverage gaps, like the \$15,000 deductible for property damage claims, which could be assessed back to you in the event the damage results from something over which you exercise complete control or are otherwise responsible for maintaining.

Masters of the Nightly Patrol

Master Security provides the Association's nightly patrol service between 8 p.m. and 4 a.m. The general orders for the post include continuous vehicular and foot patrols throughout the 93.3-acre campus. The patrol also responds to complaints about vehicles parked without a permit, unruly behavior, and other allegations of rule violations. The flashing yellow light on the patrol vehicle increases awareness. Please remember that the service is here to enhance safety; it is not designed to interdict in a "security" emergency. In the event of suspected criminal activity, a fire or a medical emergency, always call 911.

Pooling Our Efforts

With the majority of our pools open for business and the summer season well under way, it is appropriate to recognize the extraordinary effort by the Fairlington Villages Management and Administrative staff who made it all possible. Please give Facilities Manager Miguel Galvez, Operations Manager Mark Johnson, Office Manager Erin Moran, Office Administrator Victoria Gomillion, and Administrative Assistant Marcus Reed an extra *thank you* the next time you see them. From the early stages of planning in January of this year to accommodate social distancing and personal protection equipment, to health

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.

screening, temperature checks, and reservations for familial "pods," to a last-minute run to resupply a First Aid kit and purchase shower curtains, nothing was too small or so insurmountable that it could not be conquered — eventually. It is a pleasure to be a part of the dedicated team of professionals doing their absolute best each and every day to make Fairlington Villages the place *you* call home!

Please Be Sure to ...

- Attend our annual Homeowners' Budget Forum on Wed., July 28, at 7 p.m. via teleconference. Homeowners can participate in the forum by calling in to 703-552-8058 using conference code 230349.
- Activate your [TownSq](#) account; it places you in charge of your unit account and simplifies communication. If you have a tenant renting your home, please register your occupants so they too may receive [TownSq](#) updates and announcements.

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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, July 7, 2021

The following is the preliminary agenda for the July 7, 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. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – June 2, 2021
- V. Old Business
- VI. New Business
 - A. Fiscal Year 2022 Draft Budget
 - B. Insurance Renewal
 - C. Tree Removals
 - D. Parking Lot Renovations
 - E. Ratification of Action by Unanimous Written Consent in Lieu of a Meeting (Approval of 10-year Comcast Service & Compensation Agreements)
- 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. Facilities Report
 7. Operations Report
- VIII. Establishment of Next Board Meeting – Aug. 4, 2021
- IX. 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.

MANAGER'S CORNER

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- The fastest way to pay your monthly assessment is online: use ACH transfer, direct debit, or other options such as a credit card or e-check. Mail your monthly assessment payments rather than delivering them in-person to the Management Office; dropping payments at the Office delays your payment and requires additional processing.

Raise the Roof



PHOTO BY GUY LAND

We are proud to announce the roof work at the Community Center was completed in June, providing a better facility to host events. Contact the Office for rental details.

Board Meeting Highlights

The Board held its regular meeting on June 2, 2021. The following are highlights.

New Business

A. Rules Violation – 4826 S. 29th St., A-1 – Pet Off-Leash in Common Area: Mr. Straub moved that having conducted the Hearing and following the review and evaluation of all evidence, argument and/or comments presented, the Board finds that there is a violation of the Association's By-Laws. Passed 8-1.

B. Variance Request – 2862 S. Buchanan St., B-2 – Create a New Penetration for a Dryer Vent: Mr. Brown moved the Board approve a variance request to create a new penetration for a dryer vent, in accordance with the specifications outlined in the variance request. Passed 9-0.

C. Variance Request – 2862 S. Buchanan St., B-1 – Create a New Penetration for a Dryer Vent: Mr. Brown moved the Board approve

a variance request to create a new penetration for a dryer vent, in accordance with the specifications outlined in the variance request. Passed 9-0.

D. Variance Request – 4912 S. 28th St., A-1 – Remove A Load-Bearing Wall and a Non-Load-Bearing Wall: By unanimous consent, and at the request of the applicant, the request was removed from the agenda pending receipt of the proper county permits.

E. Sewer Line Repairs at 2943-2947 S. Dinwiddie St.: Mr. Reem moved the Board authorize Management to contract with Dynamic Drain Technologies, for the relining of the sewer line serving 2943-2947 S. Dinwiddie St. as described in the memo at a cost not to exceed \$25,500. Passed 9-0.

F. Sidewalk Repairs: Mr. Reem moved the Board authorize

Management to contract with Precision Safe Sidewalks for the repairs of sidewalks at 78 locations per the memo, at a cost not to exceed \$11,042. Passed 9-0.

G. Concrete Patio and Stoop Replacement at 4840-B S. 28th St., 4610 S. 31st Rd., and 3032 S. Buchanan St.; Catch Basin (Storm Drain) Replacement at 2855 S. Abingdon St.: Ms. Auston moved the Board authorize Management to contract with Edge Concrete Company, Inc., for the replacement of the original concrete patios and stoops at 4840-B S. 28th St., 4610 S. 31st Rd. and 3032 S. Buchanan St. as well as the replacement of the catch basin (storm drain) at 2855 S. Abingdon St., per the memo, at a cost not to exceed \$19,000. Passed 9-0.

BUDGET

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community services and executing reserve projects that were scaled back or postponed during the crisis.

Maintaining our present level of community services will require FY22 spending increases in several areas our operating budget. The cost of the 2021-2022 master insurance policy covering Fairlington Villages' buildings is predicted to increase by approximately 6%. Next year's operating budget also needs to address an increase and changes in Arlington County's water/sewer rates as well as another rise in City of Alexandria (AlexRenew) sewer and wastewater treatment costs. The costs of our janitorial service and trash removal contracts will increase, and the cost of the pool contract will almost certainly increase when it is renegotiated later this year, in part because of the significant impact of

this year's and the two upcoming years' Virginia minimum wage rises on the pool service industry's labor costs. Furthermore, the overall rise in inflation accompanying recovery from the COVID-19 economic recession will affect many other areas of our operating budget ranging from staff salaries to the cost of maintenance supplies and vehicle repairs.

FY22 reserve fund contributions will resume their programmed 1% per annum increase to fund programmed infrastructure projects. Critical multi-year programs that were funded and executed during the pandemic will continue in FY22, including building masonry repairs, and phased slate roof, shutter, and backyard fence replacement. Projects that were postponed or scaled back will begin or be accelerated, including parking lot resurfacing, pool house

refurbishment, and apartment building hallway renovation.

UPCOMING BUDGET SCHEDULE

July 7: The Board will review and approve and/or amend the Treasurer's and Management's draft FY22 budget at the Board meeting.

July 12: The draft budget as approved or amended by the Board will be mailed to homeowners for their review and use as the basis for discussion on July 28.

July 14: FY22 budget forum presentation slides will be available.

July 28: To find out more and contribute to building a budget that maintains our level of community services and keeps Fairlington Villages safe, sound, and attractive as we emerge from the COVID-19 crisis, please plan on participating in the Homeowner Budget Forum.

— Harold Reem, Treasurer

North Fairlington News
 Fairlington Villages, A Condominium Association
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 Arlington, VA 22206

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 July 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Be sure you have your valid Fairlington Villages ID to use at the courts and pools and have signed the Assumption of Risk.				1 July	2 Tennis Party 7 – 10 p.m. Main Courts	3
4 4th of July Fire Truck Drive-by Parade 10 a.m.	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
11 Wimbledon Watch Party 9 a.m. North Fairlington Main Courts	12 Grounds Committee 7 p.m. Virtual	13 Volunteer Recruiting Event with Activities Committee, 6:30 p.m. Community Center	14 Pools Committee 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	15 Architectural Control Committee 7 p.m. Virtual	16 Tennis Ladder 7 – 10 p.m. Main Courts	17
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25	26	27	28 Homeowners' Budget Forum 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	29 Book Club <i>Summer of '69</i> 6:30 p.m. Patio	30 Tennis Ladder 7 – 10 p.m. Main Courts	31
1 August	2	3	4 Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	5	6 Tennis Party 7 – 10 p.m. Main Courts	7

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