



# North Fairlington

# News

Historic Fairlington Villages

AUGUST 2021 VOL. 43, No. 8

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

## Draft FY22 Budget Proposes 1.5% Increase in Condo Fees to Fund Operations and Reserve Programs as We Emerge from the Pandemic

At its July 7, 2021, meeting the Board of Directors approved a draft \$8,149,130 budget for upcoming Fiscal Year 2022 (FY22), which begins Oct. 1, 2021. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 28, 2021, Homeowners' Budget Forum teleconference.

Following the Board's FY21 decision to keep condo fees flat (0% increase) because of the unprecedented challenges COVID-19 presented to our homeowners, the draft budget proposes a 1.5% increase in FY22 condominium fees as we emerge from the pandemic.

This increase will allow the Association to maintain its current level of community services, resume full funding of our reserves in accordance with our 2019 Reserve Study Update's recommendations, continue to accomplish critical reserve projects, and execute reserve projects at an accelerated pace that were deferred or scaled back during the pandemic.

Operating expenses, which include all expenditures funding the day-to-day operation of the community, increase by 2.2% (\$107,938) to \$4,991,763 in order to maintain our current level of community services. The largest portion of this growth stems from

a \$28,134 (6.7%) increase in the cost of the master insurance policy covering our buildings; this increase is significantly less than 2021's industry-wide average increase of about 10% for condominium associations due in large part to Fairlington Villages' recent excellent claims history. In addition, the budget includes increases in the costs of employee pay (2.7%), general maintenance (3.1%), trash removal (1.5%), the patrol service (2%), and our Legum & Norman management contract (2%). The cost of the pool contract, which will be competitively bid when it expires in October, is expected

*continued on page 2*



**A Spectacular 4th of July**

PHOTO BY GUY LAND

See Fairlingtonian patriotism on display at the 4th of July Parade on pages 4 and 5.

## 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/>.



### Make a Tennis Date on August 6

The Fairlington Tennis Committee invites all community residents to attend the First Friday Night Tennis Party of 2021 on Aug. 6, 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 also will be provided.

Future Tennis Parties will be Sept. 3 and Oct. 1. Players 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. Please email [tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com) for more information.

### Pets Welcome on August 20



We hope you and your canine or other leashed/contained pet can join us on Fri., Aug. 20, at 5:30 p.m. for Pet Happy Hour at the Community Center parking lot. Pets not necessary for attendance!

### It Will Not Hurt to Join the Book Club on August 26

Please join us on Thurs., Aug. 26, at 6:30 p.m. outside on the patio

of the Community Center to discuss *Empire of Pain: The Secret History of the Sackler Dynasty* by Patrick Radden Keefe. Goodreads describes the work as “a masterpiece of narrative reporting and writing, exhaustively documented and ferociously compelling.” In the event of rain, we will meet inside the Community Center.

On Thurs., Sept. 23, the book discussion will be on *The Secret Lives of Church Ladies* by Deesha Philyaw. This collection of short stories “features four generations of characters grappling with who they want to be in the world, caught as they are between the church’s double standards and their own needs and passions.”

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](mailto:bookclub@fairlingtonvillages.com).

### Meld with the 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. Please email Mary Ryan at [mxryan1024@gmail.com](mailto:mxryan1024@gmail.com) for details.

### Raise Your Racket

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.

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](mailto:tennis@fairlingtonvillages.com).



**Save the Tentative Date  
Saturday, October 2**

**YARD SALE**

8 a.m. – 12 noon  
Community Center parking lot

## BUDGET

*continued from page 1*

to rise by about 17.3% (\$23,935) because of the significant impact of Virginia’s 2021 and 2022 minimum wage increases on the pool service industry’s labor costs.

These increases in operating expenses are partially offset by reduced janitorial service costs (-6%) due to the elimination of COVID-related deep cleaning and disinfecting requirements, and by a decrease (-2%) in water and sewer costs. During FY21 the water/sewer budget was increased by 12.1% (\$110,000) to \$1,020,000 to cover the costs of increased water usage at the height of the pandemic. Water use has decreased as the pandemic recedes, allowing the FY22 water/sewer budget to be reduced while simultaneously absorbing scheduled 2021-22 increases in Arlington County and City of Alexandria water/sewer costs.

After FY21’s \$128,217 decrease in reserve contributions that resulted from the Board’s decision to keep FY21 condo fees flat, condominium fee-funded reserve fund

*continued on page 7*

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



### **Greeting and Solicitations**

Every now and again Fairlington Villages is visited by one or more teams of individuals canvassing the community one household at a time intent on engaging residents at their homes in order to sell them ideas, goods, and/or services.

Solicitation door-to-door of any kind is prohibited at Fairlington Villages. The Association moves aggressively against it when discovered. If you encounter solicitors during business hours, please make Management aware so we may intervene directly; telephone us at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com). If you encounter them any evening after 8 p.m., telephone the Safety Patrol at 571-215-3876 to make it aware and request intervention. This leaves a small weekday window between 5:30 p.m. and 8 p.m., Saturday between 2 p.m. and 8 p.m., and Sunday between 4 a.m. and 8 p.m. during which if you encounter solicitors, you may telephone the non-emergency numbers of the police for Arlington County at 703-558-2222 or the City of Alexandria at 703-746-4444. If you perceive an immediate threat, then call 9-1-1.

While we might suspect that the police departments would consider a solicitation (trespassing) complaint lower in priority than other criminal incidents transpiring on any given day, they do take the complaint seriously, especially if the solicitors are overly aggressive or argumentative. In this age of electronic marketers and instant access between sellers and consumers, door-to-door solicitation is

increasingly rare, especially in urban settings. It is also an affective ruse to gather reconnaissance and information in aid of more nefarious activity to be undertaken later.

Solicitation door-to-door is protected by the First Amendment from undue government restrictions and, unless it is furtherance of criminal ideas, goods, or services, is not itself illegal. But trespassing on private property to engage in it is. The local police can swear out warrants against individuals barring them from returning to the property under threat of arrest.

Does solicitation include the right to "canvass" a community not for purposes of a sale, but to distribute literature or publications? Technically, no. Religious, political, and even commercial (written) speech is protected. But distributing flyers or advertising circulars is not solicitation because there is no engagement with the resident. And while the written speech may be protected, trespassing on private property to deliver it is not!

There is no single response that should be expected from the Association or the police to these types of events. But wouldn't we all rest a little better in hindsight believing that we may have over-reacted than we might after learning that something much more serious resulted in a situation where we chose not to inform Management or the police of our concerns?

### **Management Office Contacts**

For a complete list of contacts, please see <https://fairlingtonvillages.com/contact/>

## **Introducing More Lifeguards**

PHOTO BY  
CARTER BARNSBACK  
Please take your ID card when you visit the pools. This month we have the second installment of our summer lifeguard introductions. From left to right, please say hello to: Andrii Semeniuk, John Heilman, Benjamin Woosley, and Nora Broyles.



## **Cool Pool Updates**

Stay cool in the pool this summer with the latest details:

- Pools 1, 2, 3, 4, and 5 are open for the full summer schedule.
- A single full-time lap lane is available at Pool 2 and Pool 5.
- Up to five guests can join your family at the pools.
- Please list your name with the names of your guests when making a reservation with **Amenity Boss**.
- Get weekly *Pool Season Updates* at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com) or via **TownSq**.



## A fantabulous 4th of July

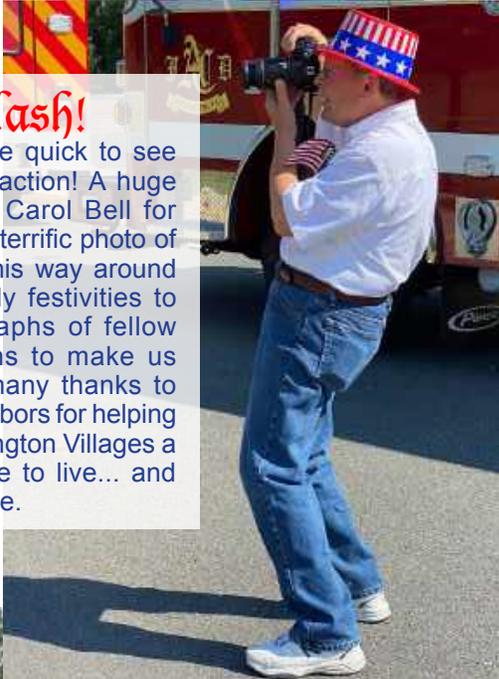
PHOTOS BY GUY LAND  
Fairlingtonians of all ages enjoyed the 4th of July Fire Truck Parade co-sponsored by the Fairlington Citizens Association (FCA) and Fairlington Villages. The family-friendly event provided a terrific opportunity to explore the fire trucks and take a seat on a police motorcycle while sporting stars and stripes. A million thanks to our local first responders for their generosity.





**Snap! flash!**

One has to be quick to see Guy Land in action! A huge thank you to Carol Bell for capturing this terrific photo of Guy making his way around the 4th of July festivities to take photographs of fellow Fairlingtonians to make us smile. With many thanks to all of our neighbors for helping to make Fairlington Villages a pleasant place to live... and watch a parade.



The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

President, At Large Director  
Terry Placek 703-671-7550  
placekterry11@gmail.com  
Vice President, Ward VI Director  
Melanie Alvord  
mellie.ward6@comcast.net  
Secretary, At-Large Director  
Anne Wasowski  
aw4fair@gmail.com  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
hnreem@comcast.net  
Ward I Director  
Jessica Auston  
fvwardi@gmail.com  
Ward II Director  
Ed Stolof  
estolof1@gmail.com  
Ward IV Director  
Larry Straub, 703-379-1739  
larrystraub93@gmail.com  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Joe Torres 703-705-8311  
Fairlington123@yahoo.com

### COMMITTEE CHAIRS

Activities: Mireille Pioppo and  
Joe Torres  
activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
Communications/Technology:  
Vacant  
comm@fairlingtonvillages.com  
Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
Pools: Marya Hynes  
pools@fairlingtonvillages.com  
Tennis: Daniel Meshel  
tennis@fairlingtonvillages.com

### GET SOCIAL WITH US

Join TownSq  
Like us on Facebook  
Follow @NFairlington

**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, August 4, 2021

The following is the preliminary agenda for the Aug. 4, 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 at the Community Center. Board members and residents may participate by telephone. Due to limited seating capacity to accommodate those who may still wish to socially distance, residents may wish to consider this option.

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 – July 7, 2021
- V. Old Business
- VI. New Business
  - A. Fiscal Year 2022 Budget
  - B. Strategic Plan Task Force Report
  - C. Future Activities
- 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 – Sept. 1, 2021
- IX. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review [online](#), via email, or in hard copy at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

## A Celebration with Flying Colors



PHOTOS BY GUY LAND  
Fairlingtonians wave Old Glory on the  
Fourth of July.

## Board Meeting Highlights

The Board held its regular meeting on July 7, 2021. The following are highlights.

### New Business

#### A. Draft Fiscal Year 2022

**Budget:** Mr. Reem moved the Board approve the FY22 budget distributed to Board Members on Wed., June 23, 2021, increasing condominium fees by 1.5%, effective Oct. 1, 2021, and summarized as follows: Total expenditures: \$8,149,130; Operating expenses: \$4,991,763; Reserve contributions: \$3,157,367; Total estimated revenue: \$8,149,130; Condominium fees: \$7,963,342; Other income: \$185,788. AND IT IS FURTHER RESOLVED, that a copy of the FY22 budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 7-0.

**B. Insurance Renewal:** Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's insurance broker, to

bind the policies recommended in Option 1 of its Insurance Renewal Proposal dated July 7, 2021, for coverage from July 15, 2021, until July 15, 2022, at a total annual premium not to exceed \$448,591, comprised of the following coverages: Package Policy (Greater NY – Building Limit of \$279,899,000): \$377,416; Business Auto Coverage (Greater NY): \$17,347; Primary & Excess Crime Coverage (Cincinnati): \$3,088; Primary & Excess Crime Coverage (CNA): \$775; Non-Profit D&O Liability (Travelers): \$11,797; Primary Commercial Umbrella (Greater NY – Limit of \$25,000): \$15,567; Excess Liability (Chubb Insurance Group): \$19,800; Cyber Security (\$2 Million): \$2,801; Annual Total: \$448,591. Passed 7-0.

**C. Tree Removals:** Mr. Reem moved the Board approve the proposal from Brightview Tree Care Services for tree removals at a total

cost of \$7,280. Passed 7-0.

**D. Parking Lot Renovations – Lots 58 and 47:** Mr. Reem moved the Board approve the proposals from Pro-Pave and Edge Concrete plus a landscaping contingency as follows: Pro-Pave: \$32,188 for Lot 58 (3066-3082 S. Abingdon St.); Edge Concrete: \$80,027.50 for Lot 47 (2870-2880 S. Abingdon St.); Lancaster contingency: \$10,000. Total Project cost: \$122,215.50; Passed 7-0.

**E. Ratification of Unanimous Written Consent in Lieu of a Meeting on Tuesday, June 8, 2021 (Comcast Service and Compensation Agreements Renewal):** Mr. Brown moved the Board hereby ratify said action for purposes of the record and to ensure an audit trail for the anticipated revenue. Passed 7-0.

---

## BUDGET

*continued from page 2*

contributions are programmed to rise by \$30,790 (1%) to \$3,109,767 in FY22. This increase stems from the Board's adoption of our 2019 Reserve Study Update's recommendation that reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls.

FY22 reserve spending accelerates following an FY21 decrease that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example masonry repairs and roof and backyard fence replacement. Proposed FY22 reserve spending totals \$3,681,189 and includes

\$528,850 for parking lot replacement, \$120,000 for refurbishment of one pool house, \$800,00 for the second phase of backyard fence replacement, \$400,000 for slate roof replacement, \$420,000 for the eighth phase of our masonry repair project, \$650,000 for upgrades to multi-unit apartment buildings' common areas, and \$20,000 for a second tot lot.

Condominium fees (\$7,963,342) will fund almost 98% of FY22's projected \$8,149,130 in spending, with other sources of income (\$185,788), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 2%. Anticipated interest income (\$85,000) is 5% (\$4,500) less than budgeted in FY21. Interest income will continue to decrease in future fiscal years unless rates

begin to rise from the current extremely low levels being maintained as part of the effort to combat the COVID-19 crisis' severe economic downturn.

The Board will approve the final FY22 budget at its Aug. 4, 2021, meeting. A copy of the budget, payment coupons, and a budget information letter will be mailed to homeowners in late August. Condo fees for individual units are assessed according to a unit's share of the Association's total equity. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY22 budget Clarendon II owners would see a monthly increase of \$6 from the current fee of \$406 to \$412 (fees are rounded to the nearest dollar).

— Harold Reem, Treasurer

**North Fairlington News**  
 Fairlington Villages, A Condominium Association  
 3001 South Abingdon Street  
 Arlington, VA 22206

Presorted Standard  
 U.S. Postage PAID  
 Arlington, Virginia  
 Permit No. 559



**8** *North Fairlington News*  
 August 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1 August</b>	<b>2</b>	<b>3</b>	<b>4</b> Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>5</b>	<b>6</b> Tennis Party 7 – 10 p.m. Main Courts	<b>7</b>
<b>8</b>	<b>9</b> Grounds Committee 7 p.m. Virtual	<b>10</b>	<b>11</b> Pools Committee 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>12</b>	<b>13</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>14</b>
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b> Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>19</b> Architectural Control Committee 7 p.m. Virtual	<b>20</b> Pet Happy Hour 5:30 p.m., Community Center parking lot Tennis Ladder, 7 p.m. Main Courts	<b>21</b>
<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b> Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>26</b> Book Club <i>Empire of Pain</i> 6:30 p.m. Patio	<b>27</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>28</b>
<b>29</b>	<b>30</b>	<b>31</b>	<b>1 September</b> Board Meeting 7 p.m. Virtual Canasta, 11:30 a.m. Community Center	<b>2</b>	<b>3</b> Tennis Party 7 – 10 p.m. Main Courts	<b>4</b>
<b>5</b>	<b>6</b> Labor Day OFFICE CLOSED TRASH PICKUP	<b>7</b>	<b>8</b> Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>9</b>	<b>10</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>11</b>

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