

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
SPECIAL RESOLUTION NO. SR 08/04/21

***RULES VIOLATION – 2861 S. ABINGDON STREET
COMMON AREA STORAGE***

WHEREAS, Article 3, Section 55-79.73(B) of the Virginia Condominium Act allows the Board of Directors to exercise power assigned to the "unit owners' association" by the Act, to the extent permitted by the By-Laws of the Unit Owners Association;

WHEREAS, Article III, Section 2, of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium," and further states that the Board may do all such acts and things as are not by the Act or by the By-Laws directed to be exercised and done by the Unit Owners Association;

WHEREAS, the Rules Enforcement/Due Process Procedure effective 7/1/01 establishes a procedure for addressing violations of the adopted Rules and Regulations of Fairlington Villages;

WHEREAS, The owner of 2861 S. Abingdon Street has been storing items on the common area in front of the unit. The owner has received and has failed to comply with the First Notice of Violation dated May 20, 2021. The owner has received the Second Notice of Violation (dated June 8, 2021). The owner received a Final Notice letter on June 28, 2021. The owner received a Notice of Hearing letter and they have called for a hearing before the Board of Directors.

THEREFORE BE IT RESOLVED, having conducted the Hearing and following the review and evaluation of all evidence, argument and/or comments presented to the Board of Directors of the Unit Owners Association of Fairlington Villages, the Board of Directors finds that there is a violation of the Association's By-Laws, and hereby assesses Edgar and Jessica Bravo, owners of 2861 S. Abingdon Street, \$50.00 for the Rules Violation noted in the letters dated, May 20, 2021; June 8, 2021 and June 28, 2021

ATTEST:

Secretary

President

Date _____

Date _____

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

Submitted by: Management

Roll Call:

Alvord, Melanie_____	Auston, Jessica_____	Brown, Philip _____
Placek, Terry_____	Reem, Harold _____	Stollof, Edward_____
Straub, Lawrence_____	Joseph Torres_____	Wasowski, Anne_____



Fairlington Villages
A Condominium Association

VIA USPS FIRST CLASS MAIL & HAND-DELIVERY

May 20, 2021

Edgar Bravo
Jessica Bravo
2861 S. Abingdon Street
Arlington, VA 22206

RE: Notice of Violation: Items in Common Elements

Dear Mr. & Mrs. Bravo:

Upon inspection, Management has observed that you are storing items on the common area elements in front of your unit. Specifically, you have been storing a stroller on the common elements. In as much as you may not have been aware that this is a violation of the Fairlington Villages' Governing Documents and Rules and Regulations, the purpose of this letter is to so advise you.

By-laws, Art. XI, § 3 (b): Prohibited Uses and Nuisances. "There shall be no obstruction of any common elements. Nothing may be stored upon any common elements...or within or upon any parking area...without the approval of the Board of Directors..."

We trust that this notification will be sufficient for you to remove this item from the common elements **no later than Thursday, May 27, 2021**. Should this item not be removed by that date, Management will relocate the item to storage for another seven (7) days. Your Unit Account may be assessed for removal charges as well as \$10.00 per day for storage of your items.

Your cooperation in this matter is appreciated. If you need assistance in this matter or have any questions, please do not hesitate to contact me.

Sincerely,

Marcus Reed
Office Administrator
mreed@fairlingtonvillages.com

CC: Unit File -2226
Suspense File



Fairlington Villages
A Condominium Association

VIA USPS FIRST CLASS MAIL & HAND-DELIVERY

June 8, 2021

Edgar Bravo
Jessica Bravo
2861 S. Abingdon Street
Arlington, VA 22206

RE: 2nd Notice of Violation: Items in Common Elements

Dear Mr. & Mrs. Bravo:

You were recently notified on May 20, 2021, that you are in violation of the Fairlington Villages' Rules & Regulations because you are storing items on the common area elements in front of your unit. Upon inspection, Management has observed that you are still storing items in front of your unit. Specifically, you have been storing athletic equipment on the common elements. In as much as you may not have been aware that this is a violation of the Fairlington Villages' Governing Documents and Rules and Regulations, the purpose of this letter is to so advise you.

By-laws, Art. XI, § 3 (b): Prohibited Uses and Nuisances. "There shall be no obstruction of any common elements. Nothing may be stored upon any common elements...or within or upon any parking area...without the approval of the Board of Directors..."

We trust that this notification will be sufficient for you to remove these items from the common elements immediately. Should this violation continue to occur, Management will remove and relocate the items to storage for seven (7) days. Your Unit Account may be assessed for removal charges as well as \$10.00 per day for storage of your items.

Your cooperation in this matter is appreciated. If you need assistance in this matter or have any questions, please do not hesitate to contact me.

Sincerely,

Marcus Reed
Office Administrator
mreed@fairlingtonvillages.com

CC: Unit File -2226
Suspense File



Fairlington Villages
A Condominium Association

VIA USPS FIRST CLASS MAIL & HAND-DELIVERY

June 28, 2021

Edgar Bravo
Jessica Bravo
2861 S. Abingdon Street
Arlington, VA 22206

RE: 3rd Notice of Violation: Items in Common Elements

Dear Mr. & Mrs. Bravo:

You were previously notified on May 20, 2021 and June 8, 2021, that you are in violation of the Fairlington Villages' Rules & Regulations because you are storing items on the common area elements in front of your unit. Management has observed that you are still storing items in front of your unit.

The purpose of this letter is to provide you with one final opportunity to correct the above violation and to advise you of the provisions of the Association's governing documents pertaining to this matter. Pertinent citations are provided below.

By-laws, Art. XI, § 3 (b): Prohibited Uses and Nuisances. "There shall be no obstruction of any common elements. Nothing may be stored upon any common elements...or within or upon any parking area...without the approval of the Board of Directors..."

This is your **final notice**. Should you fail to take the appropriate corrective action, you are hereby advised that an assessment of \$50 will be levied for the above noted violation effective on Tuesday, July 13, 2021. If the violation is of a continuing nature, then an additional assessment of \$10 per diem will be imposed until such time as the violation has been abated or up to ninety (90) days. **If you wish to contest this citation and the imposition of this assessment**, you may request a hearing before the Board of Directors, provided that such a request is made in writing and within fifteen (15) days of this notice. **If you request a hearing**, the hearing will be held on:

**August 4, 2021 at 7:00 p.m.
at the Board of Directors Meeting
in the Community Center at 3005 S. Abingdon Street**

If you request a hearing, you will have an opportunity to be heard on this matter and/or be represented by counsel. At any time prior to the Board's beginning its deliberation, you may submit correspondence and other matters in defense or mitigation. If you elect not to be present at the hearing, the Board of Directors will base its decision on the evidence at hand; whether you are present or not. You will be notified of the Board's decision within three working days of the date of the hearing.

3001 S. Abingdon Street, Arlington, VA 22206 (703) 379-1440
www.fairlingtonvillages.com office@fairlingtonvillages.com

You should also be aware that additional sanctions may be imposed which may include, but not be limited to, the suspension of your right to use facilities or services. The failure to pay any assessment within fifteen (15) calendar days, of its due date, will subject the assessment to late fees and penalties as provided for in the Association's collection procedures.

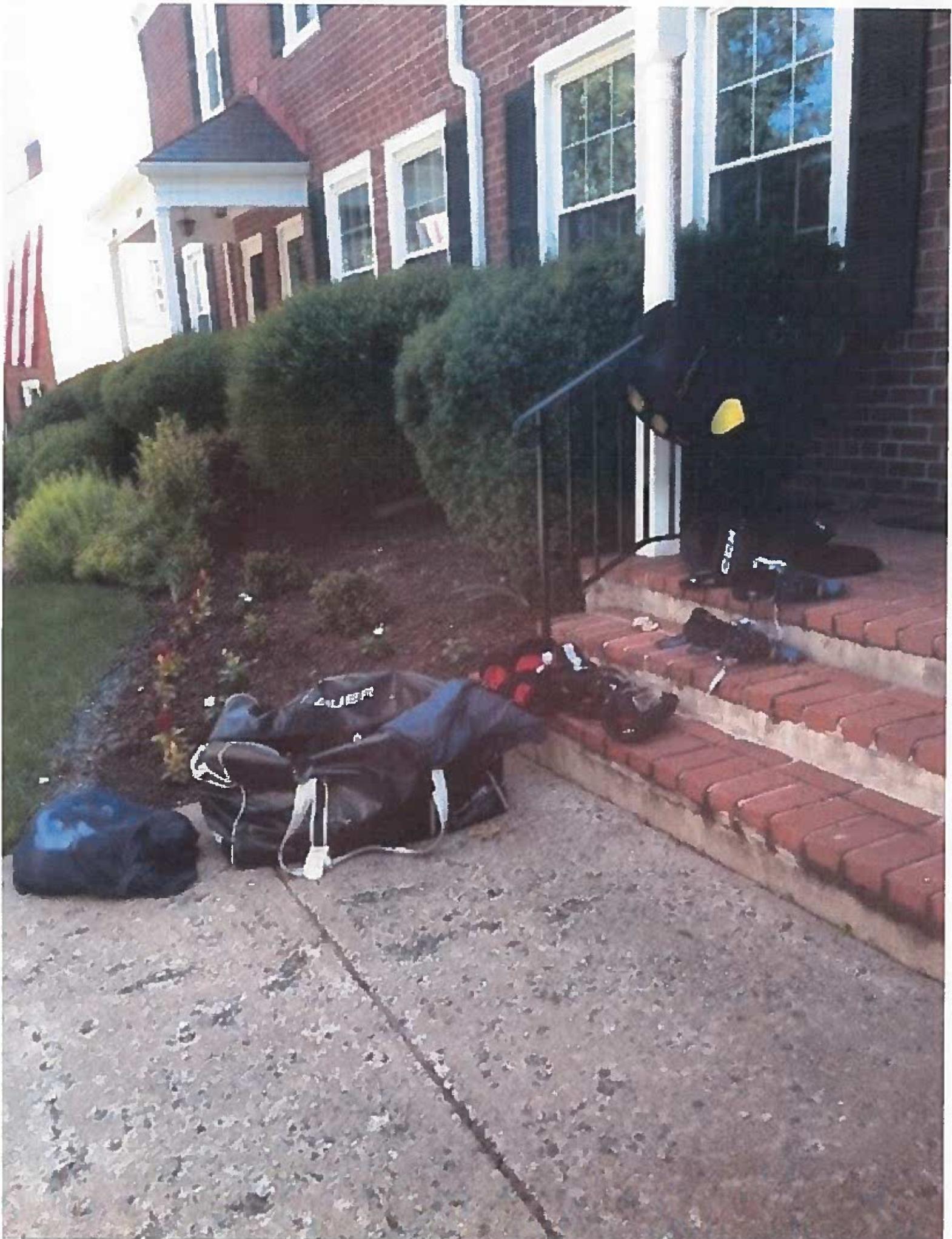
Your cooperation in this matter is appreciated. If you need assistance in this matter or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Marcus Reed".

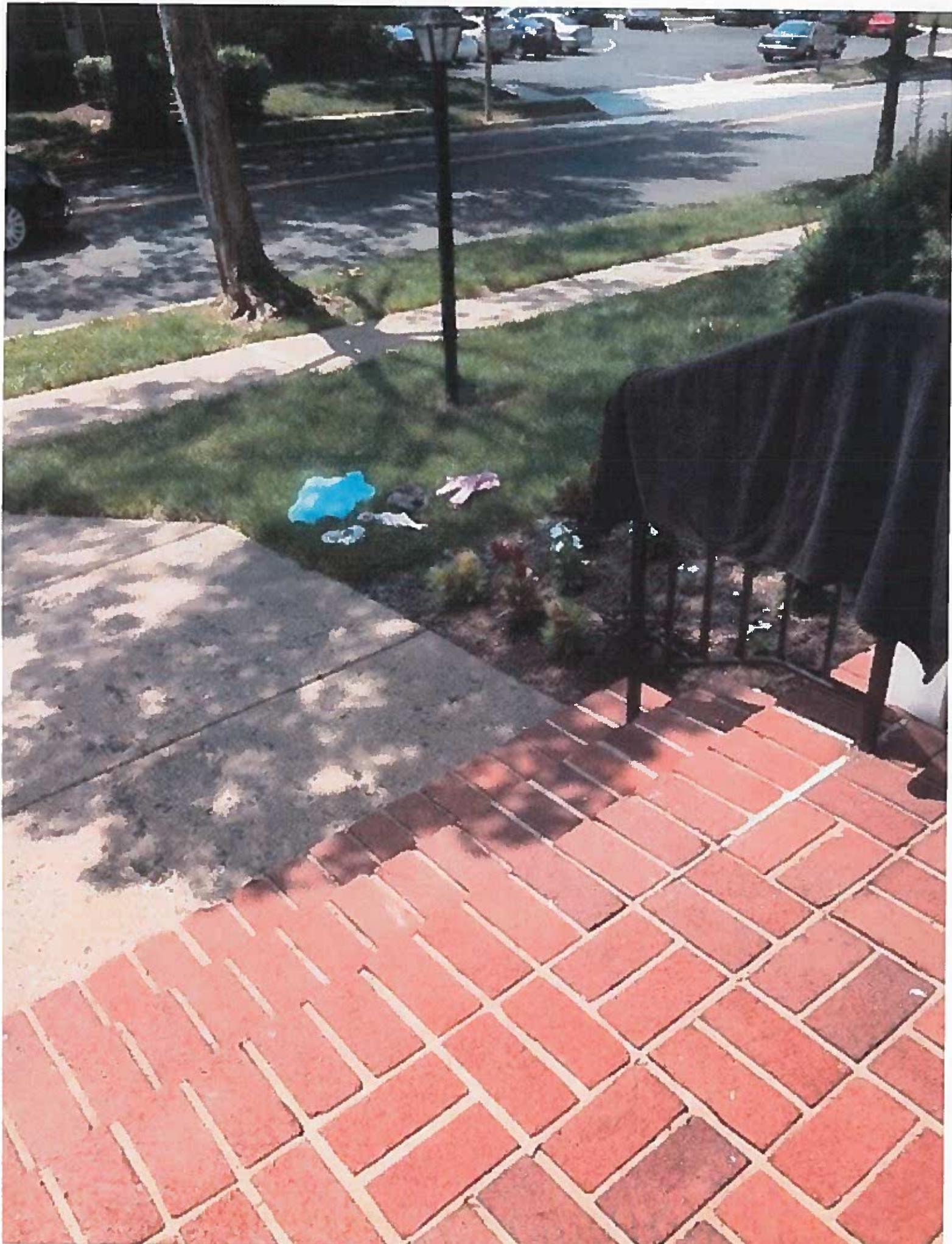
Marcus Reed
Office Administrator
mreed@fairlingtonvillages.com

CC: Unit File -2226
Suspense File





2861



From: Bravo, Edgar <Edgar.Bravo@ice.dhs.gov>
Sent: Wednesday, June 30, 2021 12:43 PM
To: Marcus Reed <mreed@fairlingtonvillages.com>; Greg Roby <groby@fairlingtonvillages.com>; Erin Moran <emoran@fairlingtonvillages.com>
Cc: Jessica Bravo <jlavash@gmail.com>
Subject: Formal Complaint on Jim Hurysz and Owner of 2863 Unit

30

June 2021

Reference: Formal complaint against Jim Hurysz, owner of 2836 S. Abingdon St, Arlington, Virginia.

Preposed Violation: **Article XI Sec. 3 Prohibited Uses and Nuisances**

From: Edgar & Jessica Bravo; Owners of 2861 S. Abingdon St, Arlington, Virginia (adjoined unit)

Between July 2020 and June 2021, Mr. Hurysz has lodged approximately eight unfounded complaints to the Fairlington Villages Condominium Association (“Association”) against us. Within two weeks of our purchase of the property, Mr. Hurysz made a false report to the Association that repairs were being conducted without a permit in our unit. Since then, he has made an additional seven unfounded complaints that allege that we store items in front of our unit in violation of Association policies. Most recently, he alleged that an item in our back yard violates Association policies. By filing false complaints, Mr. Hurysz is defaming our reputation to the Association and community.

Mr. Hurysz has become a nuisance and is interfering with the peaceful use of our unit. He has made aggressive comments and gestures towards me, my wife and our two year old daughter. Additionally, Mr. Hurysz has taken pictures of our backyard without permission, which is a violation of our privacy. I have made several attempts to assure Mr. Hurysz that we are friendly people and good neighbors, these attempts were rebuffed with aggressive taunts. Mr. Hurysz is displaying unstable behavior and he has now become a concern; I fear he may become physically aggressive toward myself or my family.

My wife and I are both civil servants; I work for Homeland Security Investigations and my wife for the Department of Interior. We both hold security clearances which require periodic background investigations, including investigations into where we live and any conflicts that may occur associated with where we live. The continued and progressive complaints made by Mr. Hurysz could have a negative impact on our ability to maintain security clearances and consequently our ability to remain employed.

I ask that the Association to log this in our file and provide a hearing with the Board where I may testify about this complaint. Additionally, I ask the Association to notify the owner of 2863 S. Abingdon St. to stop the false allegations. Should these complaints continue, he risks civil action, initiated by me, for defamation of character, slander, and harassment.

I look forward in resolving this matter and being able to live in an area where I do not feel unsettled.

Edgar Enrique Bravo Jr.
Criminal Analyst
International Intelligence Unit
ICE/HSI – Office of Intelligence

James Hurysz
2863 South Abingdon Street
Arlington VA 22206-1313

July 29, 2021

Fairlington Villages Board of Directors
3001 S. Abingdon St.
Arlington VA 22206

Re: Activities of Current and Past Residents of 2861 S. Abingdon Street

Dear Ms. Placek and FV Board of Directors:

I am cognizant of the Agenda Item at the August FV Board Meeting regarding the activities of the current residents of 2861 S. Abingdon Street.

I have had nothing to do with the current residents of 2861 S. Abingdon Street, except to tell them when they moved in that we were tired of constant construction noise and bad behavior of the previous owner and his tenants (several with high-level security clearances) and we wanted to be left alone. Consequently, anything else the current residents of 2861 S Abingdon St. may say about me is based on hearsay, rumors, neighborhood gossip, and lies. After 20 years of experiencing behavioral issues by residents of 2861 S. Abingdon St. we've had enough.

We've had little or no communication for many years with the owners of 2857, 2859, and 2865 South Abingdon Street. They lead quiet lives. Twenty-five years ago, I and other FV residents, including Ms. Placek and several current Board members, were engaged in obtaining Historic Designation for Fairlington. Subsequently, I was active with other FV residents in mitigating the effects of Abingdon School renovation and expansion on this neighborhood.

I reported the removal of perennial plants in front of 2861 S Abingdon Street to Mark Johnson shortly after the current residents moved in. We experienced heavy construction noise and vibration for many weeks before and after the current residents moved in. The current residents of 2861 S. Abingfdon St. installed various impervious surfaces behind their unit and I've spoken to Mr. Johnson about the hazard from flooding due to more ad hoc installation of additional impervious surfaces in common areas and parking lots. We do not want our walk out basement flooded. The current residents of 2861 S. Abington Street also installed carnival lighting and so I asked FV Management if the current residents had applied for appropriate variances.

Asking FV Management about resident improvements on common areas vs. FV policies and bylaws, and whether variances and permits were obtained, should not result in me being slandered and defamed on the FV Web site by the improvers.

Consequently, I demand FV's Board and Management cease dissemination of lies, rumors, false accusations, and neighborhood gossip published on FV's Web site about me by the current residents of 2861 S. Abingdon St.

Finally, attached is an image of underwear hung out today, July 29th, in front of 2861 S. Abingdon St. Again, please inform FV residents which FV bylaws and polices FV will enforce, and will not enforce, in the future regarding use of FV common areas.

