



Fairlington Villages,
A Condominium Association

Operations Manager Monthly Report
July 21, 2021

Parking Lot Renovations

At the July meeting the Board approved parking lot renovation work in lots 47(2870-2880 S. Abingdon Street) and 58 (3066-3082 S. Abingdon Street). The deposit has been released for payment and scheduling is tentatively scheduled for a start immediately following Labor Day. These two lots will require about 2 weeks of concrete work followed by a single day of asphalt milling and replacement as well as striping.

Landscaping

Monthly Tree Pruning by Lancaster: The contract with Lancaster includes one day of pruning each month in addition to the annual tree pruning. The following is a list of trees that were prioritized by Management and were pruned by Lancaster in July.

Location	Tree Pruning Work	Date	Hours
4836 S. 29 th Street	Prune backyard tree off roof	7/14/2021	2
4834 S. 29 th Street	Prune backyard tree off roof	7/14/2021	2
4612 S. 30th Road	Prune storm damaged branches and	7/14/2021	2



In the photo above Lancaster works on a swale behind 3058-3062 S. Woodrow Street.

Approved Drainage and Erosion Work Status:

Location	Project	Status
2905 S. Buchanan Street	Drain box in back area extended to storm drain	Completed April 9
4627-4629 S. 31 st Road	French Drain in entire back area between fences	Completed May 7
2951 S. Columbus Street	WV flagstone swale from sidewalk to street	Completed April 9
3062 S. Woodrow Street	WV flagstone to protect patios from flooding	Project delayed by Dominion Power work
4822 S. 27 th Road	WV flagstone swale and path along the new retaining wall	Project Pending- Retaining wall budget
2871 S. Abingdon Street	WV Flagstone swale in muddy between buildings	Completed July 7-Drainage and erosion budget
4880 -4886 S. 28 th Street	WV Flagstone swale, wood chips, stepping stones, repair timber steps	Project pending; trash enclosure budget
4712-4718 S. 30 th Street	WV flagstone swale/path and wood chips	Project pending; trash enclosure budget
2827 S. Abingdon Street	Landscape block wall along steps	Completed June 8, retaining wall budget
Main Tennis Courts	River jack swales to control erosion (back)	Project pending; Drainage and erosion budget



Legacy Trees: In the photo above, Joel Owen is seen assessing legacy trees on S. Abingdon Street. At least two legacy trees will need to be removed this year according to the assessment.

June Grounds Report: The full June Grounds Report can be found on pages 22-32.

Pool Season 2021

Pool Operations and staffing: Premier Aquatics has successfully staffed Pools 1-5 for the full summer extended schedule (hours were added at all 5 pools). As we move into August, all our guards will start to have limited or no availability. Exit dates are being requested from each lifeguard so Management can plan for the inevitable limited days/hours/pools schedules leading up to Labor Day.

Pool lifeguards: Below is the current staff of 15 domestic lifeguards.

Kamryn Pestel	Tavis Write	Declan Carlson
Maria Papas	Benjamin Woolsey	Jennifer C. Chalmers
Jack Cooke	Elliot Wentzel	Andrii Semeniuk
Nora Broyles	John Heilman	William Priddy
Justine Luizaga	Ethan Wentzel	Gabriel Vasquez

Lifeguard Premium Pay (\$500.00) was paid to the following guards for reaching 100 hours during the month of June:

Broyles, Nora
Watkins, Robert
Woosley, Benjamin
Wertzel, Elliot
Hellman, John

Management and Premier Aquatics will continue to search for more lifeguards until we have staff enough to open Pool 6, although it seems unlikely at this time.

Pool Attendance: Please see the pool attendance report on pages 33-49 of this report. The paper records of these numbers will be held for a period of seven years in the Management Office.

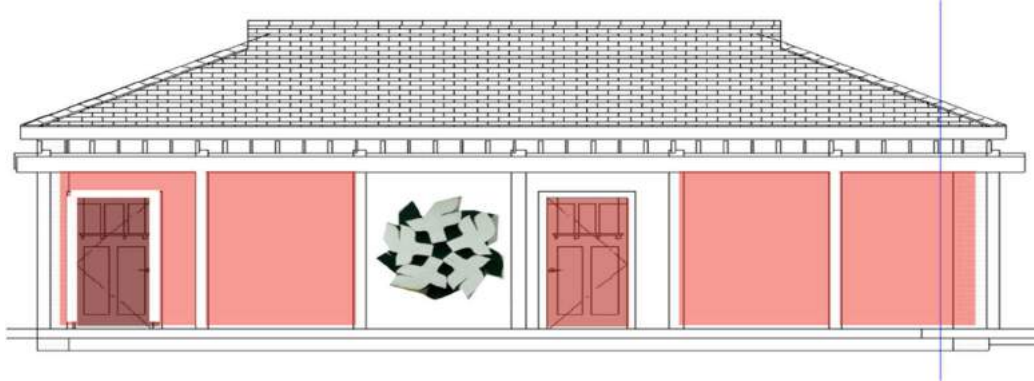
Pool Reservation System: The Amenity Pass reservation system continues to meet the needs of the Community at each pool. At pool 4 the hourly reservations are kept and at pools 1,2,3 and 5 reservations are still done to ensure the Assumption of Risk forms are on file for the residents at the pool.

Social Media Pool Updates: Management started the first social media pool updates to the Community on Wednesday May 12 and number 8 was posted on 7/22/2021.

Pool Area Disinfecting and Cleaning: Pool disinfecting prior to pool opening each day is still in effect using the hydrostatic fogging machines. Bathrooms are disinfected AND cleaned by Corporate Cleaning Solutions staff on weekends.

Pool Operations and Inspections: Premier Aquatics has passed all the Arlington County and City of Alexandria pool inspections since May. Premier Aquatics also does their own inspections at each pool twice per week.

Poolhouse 5 Renovation Plans: The final set of permittable drawings provided by the architecture firm of Levine Design Studio has been submitted to American Restoration for their review. A proposal for the construction will be on the September Board agenda. Construction will tentatively start in the Fall.



Retaining Walls Completed

Address	Project	Status
4848 S. 28 th Street	Replace timber wall with landscape block	Completed 6/22/2021
4822 S. 27 th Road	1. Replace 3 timber walls with landscape block 2. *Install French Drain	Completed 6/ 15/2021
4811 S. 31 st Street	Replace large timber wall with landscape block	Completed 7/23/2021
4829 S. 28 th Street	Parged CMU wall with landscape block	Completed 6/25/2021
4827 S. 28 th Street	CMU masonry wall replace w/ landscape block	Completed 6/23/2021



In the above photo, American Restoration nears completion on the 31st Street retaining wall.

Patrol Service

Nightly Patrol: The patrol officers from Master Security responded to resident calls and towed one vehicle during the period of 6/25 through 7/21. Management continues to monitor the performance of A-1 Towing Company and has not received any complaints regarding this recently. A recap of patrol activities and 24/7 trash photos follow this report on pages 17-21.

The QR locations which are the nightly check-in locations for the guard follow the patrol report. A list of parking lot numbers and associated addresses also follows this report for reference purposes.

Patrol Service Contract: Management has requested a one-year contract from Master Security who is currently on a month-to-month contract. They will be providing a proposal for Board review in September.

Verizon Fios Drop (cable on surface) Status Update

Address	Date Reported	Status
2913 S. Columbus Street	7/15/2020	Done
2947 S. Columbus Street	11/13/2020	Done
4812 S. 29 th Street	11/24/2020	Done
2925 S. Buchanan Street	11/24/2020	Done
4807 S. 27 th Road	1/7/2021	Done
4814 S. 30 th Street	1/8/2021	Done
2856 S. Abingdon Street	2/17/2021	Done
3049 S. Buchanan Street	3/18/2021	Pending
2920 S. Buchanan Street	4/7/2021	Done
4835 S. 28 th Street	4/12/2021	Done
4855 S. 28 th Street	4/13/2021	Pending (phone pedestal)

Management is in periodic communication with Verizon regarding the completion of the list.