

North Fairlington

News

Historic Fairlington Villages

SEPTEMBER 2021

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

Board Sets 1.5% Increase in Condo Fees for Fiscal Year 2022

The Board of Directors approved an \$8,149,130 budget for Fiscal Year 2022 (FY22) at its Aug. 4, 2021, meeting. Under the new budget condo fees will increase by 1.5% beginning Oct. 1, 2021. The final FY22 budget is the same as the draft budget mailed to homeowners in July, and reviewed at the July 28 Homeowners' Budget Forum.

Homeowners will receive a copy of the FY22 budget, a summary of key budget components, and payment coupons in the mail by early September. New individual condo fee assessments for each unit type appear on page 2.

FY22 BUDGET PRIORITIES

FY22's budget priorities are three-fold. First, programming operating funding to maintain our current level of community services;

second, after FY21's pandemic-driven decrease, resuming full funding of our reserve account in accordance with the recommendations of our 2019 Reserve Study Update; and third, continuing to accomplish critical reserve projects while executing projects that were deferred or scaled back during the pandemic at an accelerated pace.

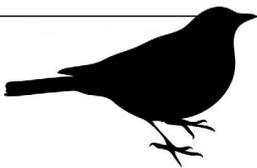
OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-to-day operation of the community, are programmed to increase by \$107,938 (2.2%) to over \$4.99 million in FY22. The largest portions of this growth stem from an estimated \$23,935 (17.3%) rise in the cost of our pool service contract due to Virginia's minimum wage increases, and a \$28,134 (6.7%) rise in the cost of the master insurance

policy covering our buildings — an increase significantly less than the industry-wide average of 10% due to the Association's recent excellent insurance claims history. Other increases include rises in the costs of employee pay (2.7%), trash removal (1.5%), and our Legum & Norman property management contract (2%). General maintenance costs will rise by 3.1% due to small increases in most maintenance expense lines. The cost of lighting supplies, for example will increase by \$5,000 due to an upgrade of our more than 800 carriage lights and other lighting fixtures with more efficient and longer-lasting LED bulbs.

In contrast to these increases, two major areas of operating spending are programmed to decrease in FY22 — utilities and

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IMPORTANT DATES

Board Meeting

The Board of Directors Meeting will be Monday, August 30. The Board will not meet in September.

Labor Day

The Management Office will be closed Monday, September 6.

A Smart Strategic Plan 2.0 in Process

The Strategic Planning Task Force has been meeting over the summer to make a number of adjustments to the Fairlington Villages' Strategic Plan approved by the Board of Directors in September 2019. The emphasis of Strategic Plan 2.0 is to rewrite the plan's objectives, where necessary, to ensure that they are actionable. The Board realized early on that we needed to take a step back and revisit the plan to ensure that our objectives were

"SMART" — Specific, Measurable, Attainable, Relevant, and Time-Bound. The Fairlington Villages' Board of Directors and Management will use the Strategic Plan to develop an Annual Work Program inclusive of timeframes to ensure accountability. The Board's goal is to measure our progress quarterly.

There are eight focus areas within the Strategic Plan 2.0:

1. Financial Stability, Integrity

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Condominium Assessments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for Union Bank to post the payment to your Unit Account Ledger on or before the 16th day of the month. There are four payment methods available:

- **Legum & Norman/Associa ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your

personal bank on a variety of terms. It is imperative that you include your Fairlington Villages seven digit account number on your payment to ensure prompt processing.

- **Credit Card or E-Check Offered Through Associa/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with Union Bank. You need to update this payment option in October to adjust for any increase in the assessment.
- **Coupon Payments by Check.** Payments must be accompanied by a payment coupon. Please also include your seven digit FVAC Unit Account number on the check. Mail lock box payments by check to:

Fairlington Villages
c/o Legum & Norman, Inc.
P.O. Box 105771
Atlanta, GA 30348-5771

If you have any questions, please call 703-379-1440 or contact us by email at office@fairlingtonvillages.com.

Please remember to verify your account payment amount by Friday, October 1.

BUDGET

continued from page 1

janitorial costs. Water/sewer costs, which comprise about 90% of our utilities expenditures, will decrease by 2% (\$20,000). In FY21 the water/sewer budget rose by 12.1% (\$110,000) to cover greater consumption during the pandemic, but use has decreased as the pandemic recedes, permitting FY22's cut while simultaneously absorbing increases in Arlington County and City of Alexandria water/sewer rates. The cost of our janitorial contract will be reduced by 6% (\$8,159) due to the elimination of COVID-related deep cleaning requirements.

RESERVE CONTRIBUTIONS AND EXPENSES

During FY21, to keep condo fees flat when our homeowners faced the COVID-19 pandemic's unprecedented challenges, the Board reduced condominium fee-funded reserve contributions by \$128,217 (-4%) to offset a 2.2% increase in FY21 operating expenses. The FY22 budget resumes full funding of our reserve account in accordance with the recommendations of our 2019 Reserve Study Update, which stated that fee-funded reserve contributions should increase by 1% every fiscal year to fully fund

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Condominium Fees

By Type of Unit
Fiscal Year 2021 & 2022
effective October 1, 2021

TOWNHOUSE UNIT	% of Ownership	FY 21	FY 22
Georgetown	.0514915	\$337	\$342
Edgewood	.0638990	\$418	\$424
Clarendon II	.0620376	\$406	\$412
Clarendon	.0663770	\$434	\$440
Dominion II	.0800294	\$523	\$531
Dominion	.0856077	\$560	\$568
Arlington	.0893306	\$584	\$593

APARTMENT UNIT	% of Ownership	FY 21	FY 22
Braddock	.0421257	\$275	\$280
Braddock II	.0428068	\$280	\$284
Braddock III	.0371580	\$243	\$247
Braddock IV	.0371580	\$243	\$247
Braddock V	.0378391	\$247	\$251
Fairfax	.0527305	\$345	\$350
Richmond	.0514915	\$337	\$342
Staunton	.0545273	\$356	\$362
Bradford	.0539695	\$353	\$358
Berkeley	.0589372	\$385	\$391
Ashlawn	.0681797	\$446	\$452
Ashlawn II	.0570112	\$373	\$378
Sherwood	.0557722	\$365	\$370
Barcroft	.0619730	\$405	\$411
Barcroft II	.0582501	\$381	\$387
Barcroft III	.0594950	\$389	\$395
Hermitage	.0638990	\$418	\$424
Monticello	.0719025	\$470	\$477
Mt. Vernon	.0763065	\$499	\$506
Buckingham	.0594950	\$389	\$395

Board adopted Aug. 4, 2021

Keeping Fairlington Turf Looking Good

Each year, Fairlington turf areas get two applications of fertilizer, a spring and a fall application. The fall application has nutrients to enhance root growth.

Starting on Mon., Sept. 20, Tru-Green will apply liquid fertilizer around the property according to the posted fall schedule.

Periodic soil tests are done around the property and adjustments are made by ward, usually by the addition of lime, based on the results of the soil tests.

This year is the first year of the organic hybrid fertilization pilot area in Ward V. This pilot area will be treated only with organic products during the fall application. After two years, the community will assess whether the hybrid organic model is worth pursuing

further, based on the results of the pilot area.

This year also marks the tenth year where no fertilizers or lawn chemicals of any sort have been applied to the area around the Management Office, Community Center, Tot Lot, and Main Tennis Courts.

Another non-chemical way the Association continues to improve turf around the property is by improving the soil structure. Each fall, Lancaster Landscapes core aerates the entire property to break up the compacted soils found in our common areas. Core aeration has long been considered a key element in improving soil health and promoting healthier turf.

Overseeding with appropriate drought resistant grass seed is also done at the time of core aeration to help fill in the bare areas that develop in the turf over time. Fall is the perfect time to plant grass

seed. Fall grass seeding uses the cool rainy weather to establish deeper roots that are far more likely to survive our hot summers, than seed planting in the spring.



MAP BY MASTER DRAWER JOEL FOSTER

The map shows the area of the organic hybrid fertilization pilot project in Ward 5, directly across from the Management Office, bound on the west by 29th Street, the north by Parking Lot 40/Abingdon Street, the east by 30th Street, and the south by parking lot 38.

FERTILIZATION SCHEDULE

Sept. 20, 21, 22: Wards I, II, V
Sept. 22, 23, 24: Wards III, IV, VI

Wading into Pool Updates

- Please be aware that the pool schedules will be changing as lifeguards return to school.
- Pool 2 will remain open through Sunday, September 19.
- 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 or via **TownSq**.



Lifeguards Provide a Lifeline

Please be sure to thank all of the pool lifeguards for a job well done this summer. Without their valuable efforts, Pool Season 2021 would not have been possible.

PHOTO BY MARCUS REED
Jacob Teter at pool 4 is one of our vital lifeguards.

Longing for Fences

At its August 2021 meeting, the Board of Directors awarded the contract for Phase 2 of the Backyard Fence Replacement Project to Long Fence. Phase 2 includes each of the 158 backyard “patio” fences in Ward II. The project is expected to start this fall, depending on wood availability. Due to the COVID-19 pandemic, the nation’s lumber supply chain has been disrupted, causing delays.

The current fences are constructed with standard pressure-treated pine pickets which have an average useful life of 15 – 20 years. They will be replaced with high-grade Western red cedar pickets on rails supported by capped pressure-treated pine posts. The cedar grade being used has an expected useful life of 30 years. The height of the new fences remains at 6 feet.

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/>.

Donation Guidance

As Fairlington Villages sees the return of social events, we want to remind residents, vendors, and friends of the neighborhood that we have Donation Guidelines that were established in 2017, read them online at <https://fairlingtonvillages.com/policies/>. There are many times a person or small business wants to donate water, food, or supplies for an event like a Happy Hour in order to give back to the community, but also advertise a service.

If you would like to consider donating something for an event, email us at activities@fairlingtonvillages.com. We will arrange a fair rotation of all offering parties within the scope of what you want to donate. Fairlington Villages Condominium Association accepting a donation does not mean it endorses any particular business.

Make a Tennis Date on September 3

The Fairlington Tennis Committee invites all community residents to attend the First Friday in September Tennis Party on Sept. 3, 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 be provided. The last Tennis Party of the season will be Oct. 1.

Players can sign up at the time of the event to be matched with

players of similar skill levels or coordinate pick-up games at their leisure. Please email tennis@fairlingtonvillages.com for more information.

Discover Secret Lives with the Book Club on September 23

Please join us on Thurs., Sept. 23 at 6:30 p.m. outside on the patio of the Community Center for a book discussion on *The Secret Lives of Church Ladies* by Deesha Philyaw. This novel "introduces readers to nine women, each on their own journey of reconciling their yearnings and their liberation with their Christian faith." In the event of rain or bad weather, the Book Club will meet inside the Community Center and comply with current CDC guidelines.

Our Thurs., Oct. 28, the book discussion will be on *Rebecca* by Daphne du Maurier. Get in the mood for Halloween by reading an eerie tale where "du Maurier fuses psychological realism with a sophisticated version of the Cinderella story."

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.

Get Thrifty on October 2

Start cleaning out your closets now because your trash may be another's treasure! Planning for the Fall Yard Sale is underway, and we are excited to bring back this popular event. The Yard Sale is scheduled for Sat., Oct. 2, from 8 a.m. to 12 noon at the Community

YARD SALE 2019 PHOTO BY GUY LAND



Center parking lot. Final details will be sent to residents through the TownSq portal later this month, so be on the lookout for that email.

We still need volunteers to help with event planning and with set-up and clean-up on event day. If you are interested in volunteering or have questions, reach out to the Activities Committee at activities@fairlingtonvillages.com.

Play 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 for details.

Take Time for Tennis

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.

Ladder players can schedule and play matches at their convenience. If you want to join us, please email your name, preferred phone number, and email info to

tennis@fairlingtonvillages.com.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Assessment Increase Begins October 1

The Fiscal Year 2022 (FY22) budget adopted by the Board of Directors on Aug. 4, 2021, provides for a 1.5 percent increase of assessments effective with the Oct. 1, 2021, payment. A copy of the Final FY22 Budget and new payment coupons will be mailed to unit owners by early

September. If you do not receive the mailing, please contact the Management Office.

Remember to Revise Your Automatic Payments

Please see the article on page 2 outlining the payment options available to pay condo fees.

Thank you for in advance for making the payment amount adjustment as soon as possible so that your Oct. 1, 2021, assessment payment will be in the correct amount!

Open for Business on Saturdays

We are pleased that so many of you take advantage of Saturday hours, from 9 a.m. to 2 p.m. to conduct business at the Management Office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative staff are available on Saturday. If you need to speak with one of the managers, please contact the Office from 8:30 a.m. to 5:30 p.m. Monday through Friday.

Practice Cautious Driving in Our Neighborhood

The passing of Labor Day signals the virtual end of summer and the arrival of fall. While a majority of students will return to in-person classes, please be mindful that some children might be home during the week learning with Virtual Virginia. The cooler weather means even more joggers, walkers, and strollers in our outdoors-loving community. Please use care as you drive through the neighborhoods.

Drop It in the Bin in the Morning

Please be kind to your neighbors who live near the trash container locations by respecting the rules and doing your part to make sure the locations remain tidy and unobtrusive. The placement of trash in containers located throughout the property is permitted from 6 a.m. to 9 a.m. on Monday through Saturday only—not on Sunday. This time restriction helps prevent odiferous waste from sitting for prolonged periods of time, prevents overflow of the containers,

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.

and reduces noise from their operation.

If you have trash that cannot wait for disposal in the morning hours listed above, please use the 24/7 trash and recycling location behind the management office near the maintenance yard just after the intersection of 29th and Abingdon Streets, toward Abingdon school.



Use TownSq for Fee Payments

Register with TownSq to get updates and pay fees.

Go to: <https://app.townsq.io/login>

TownSq is available for Android and iOS at Google Play and the App Store. Have your account number handy.

If you have a tenant renting your home, please register your occupants so they too may receive TownSq updates and announcements.

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

Note the date:

Monday, August 30, 2021

The following is the preliminary agenda for the Aug. 30, 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 – Aug. 4, 2021
- V. Old Business
- VI. New Business
 - A. Variance Request – 2940 S. Dinwiddie St. (Remove Load-Bearing Wall)
 - B. Pool House 5 Renovation
 - C. Patrol Service Contract
 - D. Stepping Stone Policy
 - E. Tree Removals
 - F. Strategic Plan 2.0 Focus Areas, Strategies, and Objectives Draft
- 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 – Oct. 6, 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.

STRATEGIC PLAN

continued from page 1

- and Transparency
2. Community Governance
3. Infrastructure and Facilities' Sustainability
4. Safety and Security
5. Community Engagement
6. Communications
7. Management and Operations
8. Community Grounds and Buildings.

Within all focus areas, we have identified approximately 80 objectives to be accomplished at varying time points within the next three years. The Board will have a revised draft of the Strategic Plan 2.0 Focus Areas, Strategies, and Objectives for review at the Aug. 30, 2021, Board Meeting.

Board Meeting Highlights

The Board held its regular meeting on Aug. 4, 2021. The following are highlights.

New Business

A. Variance Request – 2928 S. Buchanan St., A-2 – Create a New Penetration for a Hybrid Water Heater Vent: Mr. Brown moved the Board approve a May 15, 2021, variance request to create a new penetration for a hybrid water heater vent, in accordance with the specifications outlined in the variance request. Passed 7-0.

B. Rules Violation – 2861 S. Abingdon St.: Mr. Reem moved that 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 Bylaws, and hereby assess \$50 for the Rules Violation. Tabled until the September regular meeting on a vote of 6-1.

C. Draft Fiscal Year 2022 Budget: Mr. Reem moved the Board approve the FY22 budget increasing condominium fees by 1.5%, effective Oct. 1, 2021, and summarized as follows: Total expenditures: \$8,149,223; Operating expenses: \$4,991,763; Reserve contributions: \$3,157,367; Total estimated revenue: \$8,149,223; Condominium fees: \$7,963,342; Other income: \$185,788. Passed 7-0.

D. Fiscal Year 2021 Backyard Fence Replacement Project – Phase 2: Mr. Stolof moved the Board of Directors authorize the General Manager to enter into a contract with Long Fence, for Phase 2 of the Backyard Fence Replacement Project, at a total cost of \$875,606.25. This amount includes \$50,000 in allowances as described in the memorandum. The fences will be built with Western red cedar with pressure treated pine posts. The Calendar of Reserves Expenditures includes \$679,112 for this project in FY21, and all the

funds are currently available. The balance of \$196,494.25 will be deducted from the amounts reserved for the last phase (Phase 6) in FY25. Passed 7-0.

E. Strategic Plan Task Force Report: This agenda item was a provision of a report and there were no motions on the subject.

F. Future Activities: This agenda item was a provision of a report and there were no motions on the subject.

G. Pitched Roofs Replacement Fiscal Year 2021 – Additional Funds: Mr. Reem moved the Board authorize payment in the amount

of \$13,680 to Northern Virginia Roofing for services already rendered in connection with the FY21 phase of roofing replacements, which amounts are in excess of sums already authorized for expenditure with this project in FY21 year-to-date. Including this sum, the total expended toward the project in FY21 will be \$261,980. Passed 7-0.

Note: The FY21 Calendar of Reserve Expenditures includes a projected \$381,000 for pitched roof replacement, final FY21 expenditures for this project will be \$119,020 less than originally programmed.

BUDGET

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reserve infrastructure projects such as slate roof replacement and building masonry repairs. In FY22 this 1% increase equals \$30,790, with total FY22 reserve contributions rising to over \$3.157 million when an additional estimated \$47,600 in reserve interest income is included in the total.

Following FY21's pandemic-driven decision to focus on completion of essential projects such as slate roof replacement and masonry repairs, FY22 reserve spending emphasizes accelerated completion of projects that were deferred or scaled during the pandemic while continuing to accomplish critical programs. Budgeted FY22 reserve expenditures total \$3,681,189 and include \$528,850 for parking lot renovation, \$128,000 for refurbishment of one pool house and replacement of a pool cover, \$400,000 for slate roof replacement, \$520,000 for brick masonry repairs and wood trim replacement, \$800,000 for the next phase of backyard fence replacement, and \$650,000 for renovation of our apartment buildings' common area hallways and windows. These projects will

be funded from FY22 contributions and unspent FY21 contributions. Our projected year-end reserve account balance is expected to increase from an audited total of \$5.735 million at the end of FY20 to approximately \$6.233 million at the end of FY22.

INCOME

FY22's \$8,149,130 budget will be funded by \$7,963,342 in income from condo fees (97.7% of the total) and \$185,788 in income from other sources (2.3% of the total). Other income includes projected interest income on the Association's investments in certificates of deposit and U.S. Treasuries (\$85,000) as well as revenue from unit resale packets (\$25,000), rental of the community center and pools (\$15,000), late fees assessed on delinquent homeowner accounts (\$18,000), and services provided to the Fairlington Court Homeowners' Association (\$11,320). Other income will rise by 12.9% in FY22, permitting total spending to rise by 1.7% while condo fees increase by only 1.5%.

— Harold Reem, Treasurer

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

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 September 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 August	30 NOTE DATE Board Meeting 7 p.m. Virtual	31	1 September Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	2	3 Tennis Party 7 – 10 p.m. Main Courts	4
5	6 Labor Day OFFICE CLOSED TRASH PICKUP	7	8 Pools Committee 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	9	10 Tennis Ladder 7 – 10 p.m. Main Courts	11
12	13 Grounds Committee 7 p.m. Virtual	14	15 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	16 Architectural Control Committee 7 p.m. Virtual	17 Tennis Ladder 7 – 10 p.m. Main Courts	18
19 Last day pool 2 is open	20 FERTILIZATION	21 FERTILIZATION	22 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center FERTILIZATION	23 Book Club <i>The Secret Lives...</i> 6:30 p.m. Patio FERTILIZATION	24 Tennis Ladder 7 – 10 p.m. Main Courts FERTILIZATION	25
26	27	28	29 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	30	1 October Tennis Party 7 – 10 p.m. Main Courts	2 Yard Sale 8 a.m. – 12 noon Community Center parking lot
3	4	5	6 Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	7	8 Tennis Ladder 7 – 10 p.m. Main Courts	9

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