

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
COMMUNITY CENTER  
May 05, 2021**

**Directors Present:**

Terry Placek	President and At-Large Director
Melanie Alvord	Vice President and Ward VI Director (Via Teleconference)
Anne Wasowski	Secretary and At-Large Director (Via Teleconference)
Harry Reem	Treasurer and Ward III Director
Jessica Auston	Ward I Director (Via Teleconference)
Philip Brown	Ward V Director (Via Teleconference)
Edward Stollof	Ward II Director
Larry Straub	Ward IV Director
Joe Torres	At-Large Director

**Also Present:**

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator (Via Teleconference)
Dave Bush	Recording Secretary

**President Placek announced that due to the continuing nation-wide emergency caused by the Covid-19 (Corona) Virus, and the need to maintain social (safe) distancing between people, the meeting was being held entirely by teleconference.**

**I. Residents' Comments**

Kate Lankford, the homeowner residing at 4606 S. 31<sup>st</sup> Street, came before the Board to raise concerns about the toxicity of lawn chemicals being used by True Green and Lancaster Landscapes. She was concerned about whether these are child and pet friendly as she has heard anecdotally that they may cause gastro-intestinal and other health problems. Mr. Roby responded by stating that the chemicals used at Fairlington Villages are labeled as safe and he has asked True Green to present information which can be passed on to residents. President Placek stated the Board appreciates concerns raised about herbicide chemicals recently applied to lawns and that a report on all substances will be forthcoming.

Andi Dies, the homeowner of 4837 S. 27<sup>th</sup> Road stated she has an interest in Item A. on the agenda.

John Blazer, the homeowner of 3045 S. Buchanan Street, stated he has joined the meeting and is ready to discuss Item D. on the agenda, which is a Variance Request for his unit.

Philip Brown, Member of the Board, residing at 2931 S. Buchanan Street, stated generally, that he shared concerns about the application of lawn chemicals.

Karen Olson Weaver, residing at 3048 S. Abingdon Street, supported Kate Lankford's concern about the application of lawn chemicals.

*[Management assured those concerned that application of chemicals was made in full compliance with regulations, best-practices, and applicable industry standards. Management will invite Lancaster Landscapes to address concerns and provide any and all necessary assurances.]*

## **II. Presentation – Premier Aquatics**

President Placek introduced Veliko Uzunangelov, Regional Manager for Premier Aquatics, the service provider for swimming pool management, to brief the Board about pool openings this summer and the availability of lifeguards.

Veliko Uzunangelov, Regional Manager for Premier Aquatics, reported that all six pools are ready to open mechanically with all pre-opening operational repairs complete. Prior to recent political events, Premier Aquatics had over 200 international lifeguards lined up for work in the DC area; however, difficulties with obtaining J-1 visas and travel restrictions placed on Turkey and other countries have impeded completion of visa approvals, reducing the intended full complement of lifeguards for this summer. As of this meeting, Premier has six lifeguards dedicated to Fairlington Villages, which is enough to allow opening of two of the six pools. Premier is urgently and actively seeking lifeguards in the metro area. Incentives include providing certification at no charge and up to \$20.00 per-hour (well above the standard wage rate). Premier is also working with lobby groups associated with the pool industry to reach out to legislators to see if there are ways to speed up the visa process. Premier will continue to keep management and the board apprised of events, which change almost on a daily basis.

## **III. Call to Order**

At 7:24 p.m. President Placek called the regular agenda to order.

## **IV. Establishment of Quorum**

President Placek noted there was a quorum with all members present either in person or by teleconference connection.

## V. Approval of Minutes

### April 7, 2021 Regular Meeting

*Ms. Wasowski moved the minutes of the April 7, 2021 regular meeting of the Board of Directors be approved. Seconded by Mr. Reem and passed (8-0-1).*

## VI. Old Business

There were no items on the agenda under Old Business and none were presented.

## VII. New Business

By unanimous consent, the Board began New Business by taking up Item D. Variance Request – 3045 S. Buchanan Street – Relocate Load Bearing Wall and Finish the Attic Space, as the first order of business.

### **D. Variance Request – 3045 S. Buchanan Street – Relocate Load Bearing Wall and Finish the Attic Space**

*Mr. Reem moved the Board grant provisional approval to the March 22, 2021 variance request from the homeowner at 3045 S. Buchanan Street, to relocate a load-bearing wall and finish the attic in their unit, in accordance with the specifications outlined in the attached variance request, with the understanding that the submission be updated to demonstrate that all required permits (electrical and plumbing) in addition to the general building permit contained in the original submission, were obtained, at which point the provisional approval shall convert to full and final approval. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom Seconded by Mr. Stolof and passed (7-2-0).*

John Blazer, one of the homeowners of 3045 S. Buchanan Street, stated that he and his wife, have been long-time non-resident unit owners and are now returning to Fairlington. In preparation for that return, they undertook substantial renovations to the unit, hiring a contractor to undertake the work and submit the necessary forms. It appearing that some of the permitting procedures might not be fully complete, he has directed his contractor to expedite any required work and to cooperate fully with management to see to it that the unit is ready for occupancy in a timely manner.

Discussion centered around what in the variance application was missing, the application's timeliness, whether a denial was required; or, whether the Board could give provisional approval to the variance. Discussion also included letters to contractors reminding them of the consequences for failure to abide by standing rules and policies.

Prior to a vote, a motion to table the motion was made, and failed:

*Mr. Brown moved to table the Variance Request for 3045 S. Buchanan Street until the proper county permits are received. Seconded by Mr. Torres and failed (2-7-0).*

The Board returned to the Regular Order of Business.

**A. Variance Request – 3004 S. Columbus Street, A-2 – Modification of an Existing Window Well**

*Ms. Alvord moved the Board approve the April 12, 2021 variance request from the homeowner at 3004 S. Columbus Street, A-2 to modify an existing window well, in accordance with the specifications outlined in the attached variance request. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes. Seconded by Mr. Brown and passed (9-0-0).*

This matter has been pending since the February meeting and concerns an improperly installed window well cover by the Unit Owner attempting to stop water intrusion into the lower level of the unit. The Unit Owner believed the building's foundation to be the source of intrusion, but through outside investigation, the Association has confirmed that a newly expanded window and window well in the lower level is the source of water entry. The Unit Owner has therefore asked for a variance to further modify the well and has agreed to take the necessary action to assure the window is also properly repaired. The homeowner understands they will be responsible for future leaks, that a window well cover installed at the time of the original construction of the window well will be permanently removed when the well is modified, and that the Association will investigate any possible foundation leaks impacting the unit if water intrusion continues after the well and window work is complete.

**B. Variance Request – 4710 S. 29<sup>th</sup> Street – Remove A Load Bearing Wall**

*Mr. Reem moved the Board approve the March 21, 2021 variance request from the homeowner at 4710 S. 29<sup>th</sup> Street, to remove a load-bearing wall in their unit, in accordance with the specifications outlined in the attached variance request. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes. Seconded by Mr. Stolof and passed (9-0-0).*

**C. Variance Request – 4814 S. 29<sup>th</sup> Street – Remove Non-Load Bearing Wall and Move Load Bearing Wall**

*Mr. Reem moved the Board approve the February 25, 2021 variance request from the homeowner at 4814 S. 29<sup>th</sup> Street, to remove a non-load bearing wall and move a load bearing wall in their unit, in accordance with the specifications outlined in the attached variance request. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes. Seconded by Mr. Straub and passed (9-0-0).*

**E. Variance Request – 4912 S. 28<sup>th</sup> Street, A-1 – Remove A Load Bearing Wall and a Non-Load Bearing Wall**

*[By Unanimous consent, the Board of Directors agreed to withdraw this item from the agenda.]*

**F. Spring Plant Replacements**

*Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Spring Plant Replacements at a total cost of \$6,772.00. Seconded by Ms. Alvord and passed (9-0-0).*

To be charged to Operating Account 6145 – Grounds Improvements - \$6,772.00

**G. Apartment Hallway Carpet Cleaning**

*Mr. Straub moved the Board approve the proposal from CMR Alliance at a total cost of \$13,870.00. Seconded by Mr. Torres and passed (9-0-0).*

To be charged to Operating Account 6575 – Carpet Cleaning - \$13,870.00

**Comcast Contract:** Mr. Roby announced that the twelve-year contract with Comcast has come to an end and the company has submitted a new proposed contract which is currently under review by Legal Counsel.

**VII. Reports**

**President:** President Placek reported she received a request from a group of card players that they be allowed to use the Community Center once a week for their gatherings. She reported the group is willing to abide by the rules of use for the room and understand that their gatherings must be open to any Fairlington Villages resident who wishes to attend. She asked the Board if there were any objections to allowing this use and there were none.

She completed her report by noting that Erin Moran has researched a number of systems which could be used to schedule reservations for the use of the pools and has concluded that Amenity Boss is the most user friendly and the best for Fairlington Villages.

Vice President: Ms. Alvord had not report other than reviewing the contents of the June newsletter.

**Articles for the June 2021 Issue of the *North Fairlington News*:** The Board reviewed items to be included in the June 2021 issue of the *North Fairlington News*.

Treasurer: Mr. Reem reported that the most recent financial report, covering the sixth month of Fiscal Year 2021, shows a net loss of \$22,564.00 against a budgeted net income of \$10,886.00, resulting in a deficit of \$33,451.00 for the month and a deficit of \$11,307.00 for the year-to-date. He reported that \$250,000 has been placed in FDIC protected investments. He completed his report by noting that preparations documents have been generated for planning for Fiscal Year 2022 Budget and will be delivered to Board Members with a request that they return comments by May 21<sup>st</sup> – he stated that as things now stand it appears that a fee increase of 1 to 1½% may be required for the coming fiscal year.

Secretary: Ms. Wasowski had no report.

Committee Reports: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Financial Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Maintenance Reports: There were no reports, other than those in writing, and there were no questions from the Board.

Operations Report: There were no reports, other than those in writing, and there were no questions from the Board.

## **IX. Establishment of Next Board Meeting**

The next regular meeting of the Board will be held Wednesday, June 02, 2021.

## **X. Adjournment of Meeting**

*Mr. Straub moved the Board adjourn the meeting of May 05, 2021. Seconded by Mr. Torres and passed (9-0-0).*

President Placek adjourned the meeting at 8:26 p.m.



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Secretary  
Fairlington Villages, a Condominium Association