

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. SR 10/06/21

***RULES VIOLATION – 2856 S. BUCHANAN STREET, C-2  
EXCESSIVE NOISE***

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, it is alleged that the tenant in 2856 S. Buchanan Street, C-2 is making excessive noise that is disturbing their neighbor. The owner has received and has failed to comply with the First Notice of Violation dated April 21, 2021. The owner has received the Second Notice of Violation dated August 20, 2021. The owner received a Final Notice letter on September 1, 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 Mr. Corey Matthew Thomas, owner of 2856 S. Buchanan Street, C-2, \$50.00 for the Rules Violation noted in the letters dated, April 21, 2021, August 20, 2021 and September 1, 2021

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

Date \_\_\_\_\_

Date \_\_\_\_\_

Moved by \_\_\_\_\_

Second by \_\_\_\_\_

VOTE \_\_\_\_\_

Approved ( ) Disapproved ( )

Submitted by: Management

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
GENERAL RESOLUTION NO. GR 10/06/21

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Roll Call:

Alvord, Melanie \_\_\_\_\_ Auston, Jessica \_\_\_\_\_ Brown, Philip \_\_\_\_\_  
Placek, Terry \_\_\_\_\_ Reem, Harold \_\_\_\_\_ Stolof, Edward \_\_\_\_\_  
Straub, Lawrence \_\_\_\_\_ Torres, Joseph \_\_\_\_\_ Wasowski, Anne \_\_\_\_\_



Fairlington Villages  
A Condominium Association

MEMORANDUM

TO: Board of Directors  
FROM: Erin Moran, Office Manager  
DATE: September 29, 2021  
RE: New Business A

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Ms. Tillman first complained about the alleged noise coming from the C-2 unit on April 19. A letter was sent to the owner of the C-2 unit, Mr. Thomas and his renter, Ms. Graham. Because the noise she was complaining about was being caused by children engaging in normal activities, Management deferred Ms. Tillman and Ms. Graham to mediation.

On August 20, Ms. Tillman complained again and a second letter was sent to Mr. Thomas and Ms. Graham. Ms. Tillman filed a third complaint on September 1 and a third letter was sent to Mr. Thomas and Ms. Graham.



*Fairlington Villages*  
*A Condominium Association*

September 28, 2021

Corey Thomas  
6424 Crosswoods Drive  
Falls Church, VA 22206

Ref: Notice of Board Meeting – Rules Violation

Dear Mr. Thomas:

The Board will be addressing the alleged rules violation against your unit at the next Board of Directors meeting to be held:

On October 6, 2021, at 7:00 pm in  
the Community Center located at  
3005 S Abingdon Street

You can call into the meeting by dialing (703) 552-8058 and entering the conference code 230349.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Erin Moran  
Administrative Assistant

cc: Unit File – 2763  
Tenant – Donita Graham, 2856 S. Buchanan Street, C-2, Arlington, VA 22206



*Fairlington Villages*  
*A Condominium Association*

**VIA USPS FIRST CLASS MAIL & HAND-DELIVERY**

April 21, 2021

Corey Thomas  
6424 Crosswoods Drive  
Falls Church, VA 22044

**RE: Alleged Violation of Fairlington Villages' Rules & Regulations**

Dear Mr. Thomas:

It is alleged that there are noises emanating from your unit creating a disturbance for your neighbors. Specifically, your tenants have been stumping, jumping, running, and banging throughout the day and during quiet hours. The purpose of this letter is to advise you of the provisions of the Association's governing documents pertaining to this matter and to solicit your cooperation in correcting this violation. Pertinent citations are provided below.

**Rules & Regulations, (Res. Handbook, P. 61): Noise. "Owners and tenants should be considerate of their neighbors at all times, particularly during nighttime and early morning hours (11 p.m. to 7 a.m.) when entertaining, or using radios, televisions, musical instruments, dishwashers, washing machines, vacuums, etc. ..."**

We trust that this notification will be sufficient for your tenant to correct this violation immediately and that no further notification will be necessary. If your tenant would like to provide her perspective on the alleged events that took place, and/or if she would like to contest this allegation, please have her do so in writing and send her response to the Management Office.

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 – 2763  
Tenant – Donita Graham, 2856 S. Buchanan Street #C2, Arlington, VA 22206  
Suspense File



*Fairlington Villages*  
*A Condominium Association*

**VIA USPS FIRST CLASS MAIL & HAND-DELIVERY**

August 20, 2021

Corey Thomas  
6424 Crosswoods Drive  
Falls Church, VA 22206

RE: **2<sup>nd</sup> Alleged Noise Complaint**

Dear Mr. Thomas:

You were previously notified on April 21, 2021, that it was alleged that noises are emanating from your unit. Management has received another complaint about alleged noises emanating from your unit creating a disturbance for your neighbor. Specifically, it is alleged that your tenant has been running and stomping in the unit. It is also alleged that your tenant's dog is barking constantly during the day when no one is in the unit. The purpose of this letter is to advise you of the provisions of the Association's governing documents pertaining to this matter and to solicit your cooperation in correcting this. Pertinent citations are provided below.

**Rules & Regulations, (Res. Handbook, P. 61): Noise. "Owners and tenants should be considerate of their neighbors at all times, particularly during nighttime and early morning hours (11 p.m. to 7 a.m.) when entertaining, or using radios, televisions, musical instruments, dishwashers, washing machines, vacuums, etc. ..."**

We trust that this notification will be sufficient for your tenant to correct this and that no further notification will be necessary. If you or your tenant would like to provide your perspective on the alleged events that took place, and/or if you would like to contest this allegation, please do so in writing and send your response to the Management Office.

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 – 2763  
Tenant – Donita Graham, 2856 S. Buchanan Street #C2, Arlington, VA 22206  
Suspense File

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



*Fairlington Villages*  
*A Condominium Association*

**VIA USPS FIRST CLASS MAIL & HAND-DELIVERY**

September 1, 2021

Corey Thomas  
6424 Crosswoods Drive  
Falls Church, VA 22206

**RE: 3<sup>rd</sup> Alleged Noise Complaint**

Dear Mr. Thomas:

You were previously notified on April 21, 2021, and August 20, 2021, that it was alleged that noises are emanating from your unit. Management has received another complaint about alleged noises emanating from your unit creating a disturbance for your neighbor. Specifically, it is alleged that your tenants have been running and stomping in the unit. It is also alleged that your tenant's dog is barking constantly during the day when no one is in the unit.

The purpose of this letter is to advise you of the provisions of the Association's governing documents pertaining to this matter and to solicit your cooperation in correcting this. Pertinent citations are provided below.

**Rules & Regulations, (Res. Handbook, P. 61): Noise. "Owners and tenants should be considerate of their neighbors at all times, particularly during nighttime and early morning hours (11 p.m. to 7 a.m.) when entertaining, or using radios, televisions, musical instruments, dishwashers, washing machines, vacuums, etc. ..."**

There will be a hearing regarding these complaints held before the Board of Directors on:

**October 6, 2021 at 7:00 p.m.  
at the Board of Directors Meeting  
in the Community Center at 3005 S. Abingdon Street  
or via Teleconference (703)-552-8058 (Access Code 230349)**

At this hearing you and/or your tenant 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 or your tenant 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.

If the Board finds that a violation has occurred, you may be assessed a fine of \$50. 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

You should also be aware that additional sanctions may be imposed which may include, but not be limited to, the suspension of you and your tenants' 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, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Marcus Reed". The signature is written in a cursive, flowing style.

Marcus Reed  
Office Administrator  
mreed@fairlingtonvillages.com

CC: Unit File – 2763  
Tenant – Donita Graham, 2856 S. Buchanan Street #C2, Arlington, VA 22206  
Suspense File





i70937dbade925434f7ec31/home)



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(http://associaonline.com)



Marcus Reed  
Fairlington Villages



Community

- Home(/w/5a70937dba
- Groups(/w/5a70937dba
- Residents(/w/5a70937c

Communication

- Forum(/w/5a70937dba
- Messages (/w/5a70937 discussion)
- News & Events (/w/5a70937dba
- Surveys(/w/5a70937db
- Requests(/w/5a70937c

Tools

- Documents(/w/5a70937
- TownSq(/w/5a70937db Offers service)

Administration

- Assignments(/w/5a709
- Units(/w/5a70937dbad

08/23/2021 04:22 PM

### Excessive Dog Barking- Noise

I am requesting that the request I originally posted on TownSquare on July 13, 2021, be re-opened. Please see the attached. Again, as soon as the Renter in 2856 S. Buchanan Street left, the dog started barking , is still continuously barking and will bark until they return.

Excessive Dog Barking.docx



#### COMMENTS



**Lisa Grant Tillman**

08/29/2021 03:14 PM

Hello again on today, Sunday, August 29, 2021, the Renter who resides at 2856 S. Buchanan St, #C2, left 2 hours ago. The Dog has been barking excessively and continuously. This goes to the issue that when the Renter of #C2 is home, I have to listen to continuous horrible thumping, banging and sounds that are similar to "Bowling", dropping bolts and more. Then when the #C2 Renter leaves, I have to listen to the dog barking for hours. Last Saturday, August 21, 2021, I had to listen to the dog barking from 1:00 pm until we decided to go out at 7:30 pm. V/R Lisa Grant Tillman



**Lisa Grant Tillman**

08/30/2021 01:49 PM

Hello again...again...and again, Today is Monday, August 30, 2021, the noise upstairs began at 8:30 am. I left my unit at 12.40 pm and returned at 1:40 pm. The renter of #C2 is gone now, however AGAIN I am listening to the Dog Barking constantly and excessively. V/R Lisa Grant Tillman



**Marcus Reed**

09/02/2021 10:19 AM

🕒 Request changed to In process



**Lisa Grant Tillman**

09/02/2021 10:19 AM

Request changed to In process



**Marcus Reed**

09/02/2021 10:20 AM

The third violation has been sent for this issue. It is going before the Board at the October 6th meeting.



**Marcus Reed**

09/02/2021 10:20 AM

📄 Request changed to Closed

CREATED BY



Lisa Grant Tillman  
Address 2856 SOUTH  
BUCHANAN STREET  
#B2

STATUS

📄 Closed



Reopen request

CURRENT CATEGORY

Incidents



Change category

ASSIGNED



Attach assignee



Last seen by management - 09/02/2021

Add comment



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Marcus Reed  
Fairlington Villages



i70937dbade925434f7ec31/home)

Community

- Home(/w/5a70937dba)
- Groups(/w/5a70937db)
- Residents(/w/5a70937c)

Communication

- Forum(/w/5a70937dba)
- Messages (/w/5a70937 discussion)
- News & Events (/w/5a70937dba)
- Surveys(/w/5a70937db)
- Requests(/w/5a70937c)

Tools

- Documents(/w/5a70937)
- TownSq(/w/5a70937db Offers service)

Administration

- Assignments(/w/5a70937)
- Units(/w/5a70937dbad)

07/13/2021 10:00 PM

## Noise-What is considered "Excessive Dog Barking"?

What is considered "Excessive Dog Barking"?

In accordance with the Fairlington Villages Handbook Eighth Edition / January 2021

- \* Noise page 60 – "Excessive barking also violates our noise rule." and
- \* Pets page 64 – "Excessive barking violates our noise rule. The Board takes pet complaints seriously. Management investigates repeated disturbances and takes whatever action is necessary to ensure neither pets nor their owners disturb residents."

The reason I am asking is the dog upstairs located in 2856 S. Buchanan St. #C2 began barking non-stop at 10:15 am and finally stopped at 11:35 am, today Tuesday, July 13, 2021.

This is not the first incident, since #C2 got a dog, which was about 2 months ago. Last night the dog began barking non-stop at 10:45 pm and stopped at 11:15 pm.

### COMMENTS

**Lisa Grant Tillman** 07/20/2021 03:45 PM  
I am still waiting on a response. On 7/14/21 the dog barked from 1:40 pm - 2:20pm & began again at 2:25 pm & stopped at 3:50 pm; Today 7/20/21, after the tenant above left with her 1, 2 and 9 year old children, then I had to listen to the dog bark from 11:15 am until 2:45 pm, when they returned home.

**Marcus Reed** 07/21/2021 10:40 AM  
Excessive Dog Barking is determined by you. What bothers you might not bother another person. There is no set amount.

If you are prepared to be the complainant and eventually go before the Board of Directors with your claim, we will issue a notice of violation to the unit

**Lisa Grant Tillman** 07/21/2021 06:53 PM  
Good Evening Marcus - the dog upstairs began barking at 4:00 PM today, July 21, 2021, as soon as the resident's in C2 left. It is now 6:50 PM and the dog is still barking. When the resident's are home, the noise begins at 9:30 am with thumping, banging, loud music/TV, basically it is a play ground upstairs. Then when they leave, I have to listen to the dog barking the entire time they are gone. They come back at 8:30 am and then it is worse again. I still can not

Add comment

CREATED BY



Lisa Grant Tillman  
Address 2856 SOUTH  
BUCHANAN STREET  
#B2

STATUS

Closed



Reopen request

CURRENT CATEGORY

Incidents



Change category

ASSIGNED



Attach assignee



Last seen by management  
1 • 08/20/2021



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(<http://associaonline.com>)



Marcus Reed  
Fairlington Villages

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Community

Home(/w/5a70937dba)

Groups(/w/5a70937db)

Residents(/w/5a70937c)

Communication

Forum(/w/5a70937dba)

Messages (/w/5a70937 discussion)

News

& (/w/5a70937dba Events)

Surveys(/w/5a70937db)

Requests(/w/5a70937c)

Tools

Documents(/w/5a70937)

TownSq(/w/5a70937db Offers service)

Administration

Assignments(/w/5a709)

Units(/w/5a70937dbad)

purchase the noise machines for each room. I hope this is not the direction we going in to handle this situation. In your letter please explain to the owner and Ms. Graham that they need to respect the other residents in this building and next door. Thank-you and I hope you are having a wonderful "quiet" evening, unlike Dennis and I. V/R Lisa Grant Tillman



**Lisa Grant Tillman**

08/23/2021 08:20 PM

Good Evening Marcus - I am having my 7 year old granddaughter come Friday, with a couple of friends. I am going to remove all the pictures off the wall, put the furniture to the side and let them Run, jump, do gymnastics, scream, Thump and bang. Also, I will have them dump water, matches, trash off my balcony, Just like C2 does. With this effort, maybe other residents in my building will have a complaint. P.S. I might have my granddaughter for the next month and every chance I will have all her friends over for "Sleep-overs". V/R Lisa Grant Tillman



**Lisa Grant Tillman**

08/23/2021 09:01 PM



Please explain to Ms. Graham & her estranged husband that we purchased a "Noise Machine", and we will start using it. And since it is not above the "April 20, 2020 letter from Fairlington Villages - re: Alleged Violation of Fairlington Villages' Rules & Regulations". Which is my Unit File #2762. I had to tolerate the "Small Noise Machine" located in 2854 S. Buchanan Street, #B1. By the way the "Renters" moved and the noise has gone away. I will send you a copy tomorrow, of how Fairlington Villages dealt with my complaint. Therefore, I can turn my TV, surround sound, and noise machine on between the hours of 7:00 am - 11:00 pm, in accordance with (IAW) page 61 of the new Handbook. In addition, the "Alleged Violation of Fairlington Villages' Rules & Regulations" dated August 5, 2021, has to be removed from my Unit File #2762. I will be calling the office first thing tomorrow, to speak with Gregory Roby. Fairlington never responded to my "hand delivered" response to "Pool #4 Incident" which was posted on Fairlington Villages website. I would like to know why, as an owner, I have to put up with "No Quality of Life"? Please explain, in full. V/R Lisa Grant Tillman



**Lisa Grant Tillman**

08/23/2021 10:22 PM

It is now 10 20 pm, the thumping, jumping, banging, etc... Is still going on. As I said before, Dennis gets up at 5 am, I get up at 6 am. Enough is enough. If Ms. Graham, her estranged husband, the 3 children continue, they need to purchase "Gymnastic" mats in all the rooms, plus padding on the walls and floor to drown out all the noise. In addition Ms. Graham and her estranged husband must

Add comment



70937dbade925434f7ec31/home)



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Marcus Reed  
Fairlington Villages



Community

- Home(/w/5a70937dba)
- Groups(/w/5a70937dba)
- Residents(/w/5a70937c)

Communication

- Forum(/w/5a70937dba)
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- Requests(/w/5a70937c)

Tools

- Documents(/w/5a70937)
- TownSq(/w/5a70937db Offers service)

Administration

- Assignments(/w/5a70937)
- Units(/w/5a70937dbad)

09/10/2021 11:26 PM

### Renter #C1 Calling ACPD 911

The RENTER in 2856 S. Buchanan St. #C1, called 911 this evening, because of noise from my unit, #B2. We have never called 911, even though the noise from until #C2 is HORRIBLE. I hope the RENTER is going to pay the ACPD's emergency pay, due to non-action from Fairlington. I called Fairlington Security to let him know about this. ENOUGH IS ENOUGH. Fairlington needs to deal with th 6 Occupants residing in #C2.

COMMENTS

- Lisa Grant Tillman** 09/10/2021 11:40 PM

The RENTER of Unit #C1 called ACPD 911 around 10 PM. If the RENTER can call ACPD EMERGENCY 911, then I will call ACPD beginning at 6:45 AM and all through the day and night, because of the RENTER in Unit #C2. Is this the outcome that Fairlington Villages HOA is looking for? If so, there is something I have missed on following the "Good Neighbor" and the Handbook "Rules and Regulations". V/R Lisa Grant Tillman
- Marcus Reed** 2 DAYS AGO

Request changed to In process
- Lisa Grant Tillman** 2 DAYS AGO

Request changed to In process
- Marcus Reed** 2 DAYS AGO

Hi Lisa,

The Association does not have any rules regarding occupancy. If you believe a law is being broken, please contact the police.
- Marcus Reed** 2 DAYS AGO

Request changed to Closed
- Lisa Grant Tillman** 2 DAYS AGO

Request changed to Closed

CREATED BY



Lisa Grant Tillman  
Address 2856 SOUTH  
BUCHANAN STREET  
#B2

STATUS

Closed



Reopen request

CURRENT CATEGORY

Incidents



Change category

ASSIGNED



Attach assignee

Last seen by management a few seconds ago

Add comment



170937dbade925434f7ec31/home)

Community

- Home(/w/5a70937dba)
- Groups(/w/5a70937db)
- Residents(/w/5a70937c)

Communication

- Forum(/w/5a70937dba)
- Messages (/w/5a70937 discussion)
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- Surveys(/w/5a70937db)
- Requests(/w/5a70937c)

Tools

- Documents(/w/5a70937)
- TownSq(/w/5a70937db: Offers service)

Administration

- Assignments(/w/5a70937)
- Units(/w/5a70937dbad)

09/10/2021 10:15 PM

### Arlington County Occupancy Laws

Ms. Graham resides in 2856 S. Buchanan St., #C2 and she is a RENTER. There are 6 residents in this unit. Not sure of the occupancy laws, however the unit above me is smaller than my unit. V/R Lisa Grant Tillman

#### COMMENTS



- Lisa Grant Tillman** 09/10/2021 10:24 PM  
 Also, I would like to know why I am paying the water bill, maintenance, cleaning/fixing of the common areas of 2856 S. Buchanan St., When 6 residents, that are renters, and Ms. Grham was supposedly going through a divorce, but now her ex-husband is living upstairs. Is his name registered as an "Occupant"? V/R Lisa Grant Tillman
- Marcus Reed** 2 DAYS AGO  
 The Association does not have any rules regarding occupancy. If you believe a law is being broken, please contact the police.
- Marcus Reed** 2 DAYS AGO  
 Request changed to In process
- Lisa Grant Tillman** 2 DAYS AGO  
 Request changed to In process
- Marcus Reed** 2 DAYS AGO  
 Request changed to Closed
- Lisa Grant Tillman** 2 DAYS AGO  
 Request changed to Closed

CREATED BY



Lisa Grant Tillman  
 Address 2856 SOUTH  
 BUCHANAN STREET  
 #B2

STATUS

Closed



Reopen request

CURRENT CATEGORY

Incidents



Change category

ASSIGNED



Attach assignee



Last seen by management  
 • a few seconds ago

Add comment

## Marcus Reed

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**From:** lisatillman09@comcast.net  
**Sent:** Thursday, September 16, 2021 2:29 PM  
**To:** Greg Roby  
**Cc:** Erin Moran; Miguel Galvez; Mark Johnson; Victoria Gomillion; Marcus Reed  
**Subject:** RE: Request Assistance-FW: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Mr. Roby,

Thank-you so very much for responding to my email while you are on vacation.

V/R

Lisa Grant Tillman

-----Original Message-----

**From:** Greg Roby <groby@fairlingtonvillages.com>  
**Sent:** Thursday, September 16, 2021 12:58 PM  
**To:** lisatillman09@comcast.net  
**Cc:** Erin Moran <emoran@fairlingtonvillages.com>; Miguel Galvez <facilmgr@fairlingtonvillages.com>; Mark Johnson <opsmgr@fairlingtonvillages.com>; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>  
**Subject:** RE: Request Assistance-FW: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Hi Lisa:

I'm in the Midwest visiting family through Monday.

By my information, we've fulfilled all the prerequisites for a Board hearing and are placing this matter on the October meeting agenda. (Team, correct me if this isn't right).

Regards,

Gregory Roby  
(703) 798-8351

Sent from my T-Mobile 5G Device

----- Original message -----

**From:** lisatillman09@comcast.net  
**Date:** 9/16/21 10:42 AM (GMT-05:00)  
**To:** Greg Roby <groby@fairlingtonvillages.com>

Cc: Erin Moran <emoran@fairlingtonvillages.com>, Miguel Galvez <facilmgr@fairlingtonvillages.com>, Mark Johnson <opsmgr@fairlingtonvillages.com>, Victoria Gomillion <vgomillion@fairlingtonvillages.com>, Marcus Reed <mreed@fairlingtonvillages.com>

Subject: Request Assistance-FW: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Good Morning Mr. Roby,

I just tried to call the Fairlington Villages Office, and my call went to voicemail. Not sure if the message was recorded.

I am trying so hard to work and keep my job. The noise coming from #C2, since 7:15 am this morning (and everyday) is horrible. Thumping, banging, stomping and etc...

I have to lead a meeting today at 11:00 am for my supervisor, and this will be very difficult due to all the horrible noise coming from #C2. No one should have to live this way.

In mediation, Ms. Graham was informed of the weekly meetings on Tuesday and Thursday. These are the 2 days that the noise is the absolute worse.

Please assist me in this manner, so that it does not affect my job.

V/R

Lisa Grant Tillman

-----Original Message-----

From: lisatillman09@comcast.net <lisatillman09@comcast.net>

Sent: Tuesday, September 7, 2021 7:46 PM

To: 'Greg Roby' <groby@fairlingtonvillages.com>

Cc: 'Erin Moran' <emoran@fairlingtonvillages.com>; 'Miguel Galvez'

<facilmgr@fairlingtonvillages.com>; 'Mark Johnson'

<opsmgr@fairlingtonvillages.com>; 'Victoria Gomillion'

<vgomillion@fairlingtonvillages.com>; 'Marcus Reed'

<mreed@fairlingtonvillages.com>

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Good Evening Mr. Roby,

Just a friendly email to let you know that the horrible noise is still continuing and continuous. Now Ms. Graham gets up before 7:00 am, thumping and the horrible banging, thumping, bowling or whatever is going upstairs is unending. The violation notices mean nothing to Ms. Graham. In addition, there are now four (4) children and two (2) adults residing in Unit C2. Not sure of the 'occupancy' laws in Arlington County, but I believe that is too many residents.

V/R

Lisa Grant Tillman

-----Original Message-----

From: Greg Roby <groby@fairlingtonvillages.com>

Sent: Tuesday, August 31, 2021 9:32 AM

To: lisatillman09@comcast.net

Cc: Erin Moran <emoran@fairlingtonvillages.com>; Miguel Galvez <facilmgr@fairlingtonvillages.com>; Mark Johnson <opsmgr@fairlingtonvillages.com>; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Good morning Ms. Tillman:

Thank you for your patience in this matter so that all the members of the Management team working on this item could have benefit of conferring to be sure you were given accurate and up to date information. Erin and I have discussed the status of your complaint with Marcus, who indicates that you had already advised him of your intention to proceed with a formal complaint through the warning phases and on to a hearing before the Board of Directors.

Per your conversations with Marcus, a Second Notice of Violation was sent to the offending unit on August 20th. With your indications to this office as recently as yesterday that the noise has continued unabated, this office is sending the Third Notice and scheduling this matter for a Covenants Hearing before the Board of Directors at its October meeting. We appreciate your indication that you'll be present to add more detail at the hearing and answer questions, if any, from the Members. Complaints that are supported by testimony usually stand a chance of faring far better than those without.

Thanks again for your patience and I hope you're assured that your concerns are being taken seriously and addressed pursuant to standing protocol and procedure. If you believe otherwise, or have any other questions or concerns, please contact me so we may discuss them.

Gregory D. Roby, JD, CMCA,R PCAMR  
General Manager | SVP-Field, Legum & Norman

Fairlington Villages, A Condominium  
3001 S. Abingdon Street  
Arlington, VA 22206  
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-----Original Message-----

From: lisatillman09@comcast.net <lisatillman09@comcast.net>

Sent: Wednesday, August 25, 2021 9:32 PM

To: Greg Roby <groby@fairlingtonvillages.com>

Cc: Erin Moran <emoran@fairlingtonvillages.com>; Miguel Galvez <facilmgr@fairlingtonvillages.com>; Mark Johnson <opsmgr@fairlingtonvillages.com>; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Good Evening Mr. Roby,

I have no problem with deferring this to next week. However, Dennis is on the phone right now with the Non-emergency Arlington County Police Department. He is the process of filing "another" complaint in regards to the "Excessive Dog Barking".

Thank-you for responding, and I would like to thank Victoria for listening to me this afternoon.

V/R

Lisa Grant Tillman

-----Original Message-----

From: Greg Roby <groby@fairlingtonvillages.com>

Sent: Wednesday, August 25, 2021 6:03 PM

To: lisatillman09@comcast.net

Cc: Erin Moran <emoran@fairlingtonvillages.com>; Miguel Galvez <facilmgr@fairlingtonvillages.com>; Mark Johnson <opsmgr@fairlingtonvillages.com>; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2: Follow UP

Hi Lisa:

Our Office Administrator Marcus Reed performs the "hands-on" administration of the Association's Due Process Policy and he's out of the office through the end of the week. He and Erin Moran, our Office Manager, do a great job in keep me apprised on the subject matter and status of pending complaints generally so that as GM I'm conversant; but in reviewing your follow-up request below with Erin, we really need the benefit of Marcus' participation.

I hope you don't mind if we defer further discussion of this matter until after his return next week. I want to be sure your concerns are appropriately addressed and that your complaint receives the full benefit of a review by the three of us.

Thanks in advance for your patience and understanding.

Gregory D. Roby, JD, CMCA,R PCAMR

General Manager | SVP-Field, Legum & Norman

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-----Original Message-----

From: lisatillman09@comcast.net <lisatillman09@comcast.net>

Sent: Wednesday, August 25, 2021 3:19 PM

To: Greg Roby <groby@fairlingtonvillages.com>

Cc: Erin Moran <emoran@fairlingtonvillages.com>; Miguel Galvez <facilmgr@fairlingtonvillages.com>; Mark Johnson <opsmgr@fairlingtonvillages.com>; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2

Good Afternoon Mr. Roby,

I would like to know, what Fairlington Violations that #C2 has received. I put together the timeline and all the incidents, as owner this absolutely does not make sense. Why can Renter, Stomp, Thump, bang and basically do anything they want to?? I have no choice right now, I work home, what part am missing in all this?

V/R

-----Original Message-----

From: Greg Roby <groby@fairlingtonvillages.com <mailto:groby@fairlingtonvillages.com> >

Sent: Tuesday, August 24, 2021 5:50 PM

To: lisatillman09@comcast.net <mailto:lisatillman09@comcast.net>

Cc: Erin Moran <emoran@fairlingtonvillages.com <mailto:emoran@fairlingtonvillages.com> >; Miguel Galvez <facilmgr@fairlingtonvillages.com <mailto:facilmgr@fairlingtonvillages.com>

>; Mark Johnson <opsmgr@fairlingtonvillages.com

<mailto:opsmgr@fairlingtonvillages.com> >; Victoria Gomillion <vgomillion@fairlingtonvillages.com

<mailto:vgomillion@fairlingtonvillages.com> >; Marcus Reed <mreed@fairlingtonvillages.com

<mailto:mreed@fairlingtonvillages.com> >

Subject: RE: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2

Good afternoon, Lisa:

I am sorry to have missed you over the lunch hour this afternoon to discuss this matter in a little more detail and for not being able to get a response to your first thing this morning.

I am aware that you've shared your concerns about noise from the neighboring unit to Management's attention in the past and I've discussed the case history with Erin. A Hearing before the Board of Directors, which has the authority to impose monetary and non-monetary penalties for a Rules Violation, is the only true enforcement mechanism available to the Association for anything. And for a hearing to proceed the Board must be able to determine whether the fact of a violation can be established.

Establishing the fact of a violation is dependent entirely upon those who witnessed or were present to otherwise observe the violation.

I understand that in in the past, during preparations to place your complaint before the Board of Directors, you've been disinclined to identify yourself as the person who witnessed the offending activity, which has prevented your complaint from proceeding. Might the intensity of the activity reached a level sufficient to overcome your disinclination?

I'm happy to discuss further with you this week either by telephone or in person if you prefer!

Gregory D. Roby, JD, CMCA,R PCAMR

General Manager | SVP-Field, Legum & Norman

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/444966\_424956/Best%20Managed%20and%20GPTW%202021.JPG>

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From: lisatillman09@comcast.net <mailto:lisatillman09@comcast.net>  
<lisatillman09@comcast.net <mailto:lisatillman09@comcast.net> >

Sent: Monday, August 23, 2021 10:49 PM

To: Greg Roby <groby@fairlingtonvillages.com <mailto:groby@fairlingtonvillages.com> >

Cc: Erin Moran <emoran@fairlingtonvillages.com <mailto:emoran@fairlingtonvillages.com> >; Miguel Galvez <facilmgr@fairlingtonvillages.com <mailto:facilmgr@fairlingtonvillages.com> >; Mark Johnson <opsmgr@fairlingtonvillages.com <mailto:opsmgr@fairlingtonvillages.com> >; Victoria Gomillion <vgomillion@fairlingtonvillages.com <mailto:vgomillion@fairlingtonvillages.com> >; Marcus Reed <mreed@fairlingtonvillages.com <mailto:mreed@fairlingtonvillages.com> >

Subject: Continual & Unending Noise Issue with Renter (Ms. Graham) 2856 S Buchanan St, #C2

Importance: High

Good Evening Mr. Roby,

I am so sorry to reach out to you this late in the evening, however this is issue with the Renter, Ms. Graham, in the unit above me. This has been going on since April 22, 2021.

As an owner, this a horrible, very horrible situation. I don't know exactly what Fairlington is doing to assist me in resolving all the issues (plural).

It is now 10:50 pm, and the thumping and banging, which is just total disrespect to me as a unit owner who lives below.

I raised my daughter by myself since she was 1 year and 1 day old, with

\$37.40 a week child support, (which my ex still owes \$1, 950.00. I graduated from college and this was my first home purchase. When I was born my parents lived at 3073 S. Buchanan St. My mom turned 90 on August 6, 2021, my dad, Colonel Gordon M. Grant, is probably rolling in his grave at Arlington Cemetery right now, because of what is going on here in Fairlington.

I tried to feel sorry (or sympathize) for Ms. Graham, however that does not seem to work. Ms. Graham does not care about of the residents anyone around her.

If you are unable to call me tomorrow morning, I will be to calling you tomorrow, and if I am unable to speak with you , I will be coming to the office. Even though right now, as a Federal Contract Specialist, I am working 9 to 11 hours a day. In addition, I found out 2 weeks ago that we are not going back to work in October 2021. I will be teleworking from home until at least March 2022.

P.S.: I have been working 24/7 from home since March 9, 2020.

I very much hope you call me first.

Very Respectfully,

Lisa Grant Tillman, CFCM

"Cradle-to-Grave" Senior Contracts Specialist

2856 South Buchanan Street, #B2

Arlington, VA 22206

lisatillman09@comcast.net <mailto:lisatillman09@comcast.net>  
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<mailto:lisatillman008@comcast.net <mailto:lisatillman008@comcast.net> >

home: (703) 888-2577

mobile: (540) 478-2008



## Marcus Reed

---

**From:** lisatillman09@comcast.net  
**Sent:** Friday, April 23, 2021 10:53 AM  
**To:** Marcus Reed; Victoria Gomillion; Erin Moran  
**Cc:** Miguel Galvez; Larry Straub  
**Subject:** RE: Requesting Response to My First Formal Compliant Email Sent on Monday April 19, 2021.

Marcus,

Thank-you so very much!

V/R

-----Original Message-----

**From:** Marcus Reed <mreed@fairlingtonvillages.com>  
**Sent:** Friday, April 23, 2021 10:44 AM  
**To:** lisatillman09@comcast.net; Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Erin Moran <emoran@fairlingtonvillages.com>  
**Cc:** Miguel Galvez <facilmgr@fairlingtonvillages.com>; Larry Straub <larrystraub93@gmail.com>  
**Subject:** RE: Requesting Response to My First Formal Compliant Email Sent on Monday April 19, 2021.

Good morning Lisa,

The first noise violation was sent out earlier this week. Since it appears that this issue is not getting any better, we are going to recommend mediation in this situation. You will be receiving a letter today or first thing next week.

Marcus Reed

Office Administrator

Fairlington Villages, A Condominium Association

(703)-379-1440

mreed@fairlingtonvillages.com <mailto:mreed@fairlingtonvillages.com>

**From:** lisatillman09@comcast.net <lisatillman09@comcast.net>  
**Sent:** Wednesday, April 21, 2021 11:05 PM

To: Victoria Gomillion <vgomillion@fairlingtonvillages.com>; Erin Moran <emoran@fairlingtonvillages.com>  
Cc: Miguel Galvez <facilmgr@fairlingtonvillages.com>; Marcus Reed <mreed@fairlingtonvillages.com>; Larry Straub <larrystraub93@gmail.com>  
Subject: Requesting Response to My First Formal Compliant Email Sent on Monday April 19, 2021.  
Importance: High

Good Evening,

I totally understand when someone purchases a unit in a multi-unit building as an investment. However as an owner, the absentee owner needs to be considering the quality of life the residents in the other 5 units of the building. In addition, the absentee owner is not taking into account the 6 other residents of the adjacent units next to and below the unit he is renting. There are 3 owners in 2856 S. Buchanan Street. He has disturbed not only their lives since January 15, 2021, but the 3 tenants lives. He has not one consideration that everyone is home due to COVID-19.

Now he rented his unit to a woman with a toddler above my unit, she may even be running a daycare all I know. The young child is running back and forth for hours, bouncing off the walls and there is horrible banging. I have to start doing laundry first thing in the morning. Even if I leave my home for 2 hours for lunch and come back, it is just as bad. I have job and I have to work from home. I am pretty darn sure the absentee owner works from home also. He needs to put himself in my shoes, and everyone else in this building shoes. Everyone in this building, except for unit A1, are currently "TELEWORKING EVERYDAY AT 2856 SOUTH BUCHANAN STREET".

There is no carpeting under the hardwood floors.

I left my home today at 6:00 PM tonight. I have to place a fan on the wall to vibrate to go to sleep, put on the washer and/or dryer.

I hope you realize that this is disturbing other residences of this multi-residences building.

I also turn up my TV with the surround sound and if the Police are called, then there will be a super big issue. Because I am trying very hard to be a GOOD NEIGHBOR, when the ABSENTEE OWNER . IS NOT. AND THE TENANT is definitely NOT!

Again, there is a BIG issue here. I would appreciate if there was a "mediation" meeting.

Actually, she just "Stomped" again. Guess it is pass that point.

V/R

Lisa Grant Tillman, CFCM

2856 South Buchanan Street, #B2

Arlington, VA 22206

Landline (703) 888-2577

Mobile (540) 478-2008

## **Marcus Reed**

---

**From:** lisatillman09@comcast.net  
**Sent:** Monday, April 19, 2021 9:19 PM  
**To:** Erin Moran; Miguel Galvez  
**Cc:** Marcus Reed; Larry Straub; Victoria Gomillion  
**Subject:** First Formal Complaint - 2856 S. Buchanan St. #C2

Good Evening,

I am filing the First Formal Noise Complaint on 2856 S. Buchanan Street, Unit #C2. The noise is unbelievable. It has been ongoing, since 8:00 AM this morning, not only hammering, banging, jumping, running, etc... Total disregard for anyone who lives here.

Please talk to the tenant and the owner.

V/R

Lisa Grant Tillman