

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

SLATE ROOFS PREVENTIVE MAINTENANCE PROGRAM – WARDS III AND IV

WHEREAS, Virginia Code Title 55.1 Section 1956 (B) 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 Board has the responsibility for maintaining the common areas, that includes the roofs.

WHEREAS, the FY2022 budget for Roofing Repairs is \$66,550.00. That balance remains in the account for this purpose;

THEREFORE, BE IT RESOLVED, the Board of Directors authorizes Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards III and IV at a cost not to exceed \$30,000.00.

To be charged to account # 6725 (Roofing)

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

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: MIGUEL F. GALVEZ
FACILITIES MANAGER

REF: SLATE ROOFS PREVENTIVE MAINTENANCE PROGRAM FY2022

DATED: SEPTEMBER 29, 2021

The Slate Roofs Preventive Maintenance Program (PM) was established many years ago to maintain the pitched roofs in an acceptable condition until it is time to replace them. PM is performed in two Wards each year and includes an inspection of all the pitched roofs in those Wards and an evaluation of the roof's condition. For FY2022, Wards III and IV are scheduled for preventive maintenance work.

We have spent an average of \$30,000.00 per year on the PM program and for the past few years this contract was awarded to our current roof contractor, Northern Virginia Roofing, at a cost of \$30,000.00. We have been very pleased with the outcome of the project.

Preventive maintenance includes replacing broken slates, removing deteriorated caulking, applying new sealant and painting wall flashing. Northern Virginia Roofing also rates the condition of the roofs during this process.

Attached is a proposal from Northern Virginia Roofing, for the PM work in Wards III and IV at a cost not to exceed \$30,000.00.

The FY2022 budget provides \$66,550.00 for roof repairs needed throughout the year and they will be distributed as indicated below:

- Pitched Roofs Preventive Maintenance Wards III & IV: \$30,000.00
- Flat Roofs Inspection and Repairs: \$14,200.00
- Other Roofing Repairs: \$22,350.00

It is Management's recommendation to contract with Northern Virginia Roofing for the Preventive Maintenance work in the slate roofs located in Wards III and IV at a cost not to exceed \$30,000.00.

September 18, 2021

Fairlington Villages
3001 S. Abingdon Street
Arlington, VA 22206
Attn: Miguel Galvez

Northern Virginia Roofing Corp. agrees to furnish all equipment, materials and labor necessary to perform preventative maintenance on each pitched roof located in Wards III and IV in the community of Fairlington Villages.

1. Inspect each roof at a cost of \$130.00 per roof and provide a rating for each roof based on the roof inventory report provided by management.
2. Perform preventative maintenance repairs at a labor cost of \$130.00/hour plus materials.

- a. Inspect and replace broken or missing slates

Qty	Per Slate Cost
0-20	\$35.00
21-40	\$30.00
41-60	\$28.00
61-80	\$25.00
81+	\$23.00

- b. Inspect and remove all deteriorated caulking and apply polyurethane sealant (black sealant to be used on all Buckingham, Vermont Black, Bangor and Mottled Purple/Green Slates and Gray sealant to be used on Sea Green slates) at: Counter flashing, chimney flashing, roof to wall flashing, roof ridges at main roof, main hip roof, window dormers and porches, vent pipe collars. Paint chimney and wall flashings using red, Benjamin Moore oil-based paint.
- c. Install acrylic chimney coat as needed to chimneys where mortar shows signs purging, cracking or chipping. Cost of \$250/chimney
- d. Furnish and install missing snow guards as needed at a cost of \$25.00/snow guard

Total cost of inspections and repairs not to exceed \$30,000.00

** All repairs that exceed a cost of \$1,500 per roof will be approved on a case-by case basis by the association.

One Year workmanship warranty included on all roof repairs

Approximate Start Date: 2 weeks from contract signing

Approximate Completion Date: 60 workdays from start date

Authorized NV Roofing Signature: Paul R. Dow

Acceptance of Proposal

Date of acceptance: _____ Owner Signature: _____

9/10/2021

FAIRLINGTON VILLAGES PITCHED ROOFS WARDS III & IV

Ward	Street Name	Street #	Type	Color	Status				Sq.Ft.	Replaced
					1	2	3	4		
3	S. Abingdon	2887-89	Gable	Buckingham		1			1,100	2000
3	S. Abingdon	2891	Gable w/CFG	Vmt Prpl/Grn		1			2,600	1999
3	S. Abingdon	2883	Hipped	Buckingham		1			1,950	1948
3	S. Abingdon	2885	Gable	Vmt Green				1	575	1948
3	S. Abingdon	2875-81	Gable	Vermont Semi-Weathering Gray-Green	1				2,300	2018
3	S. Abingdon	2855	Gable w/CFG	Vmt Prpl/Grn	1				2,600	2005
3	S. Abingdon	2857-65	Gable	Vmt Purple		1			2,900	1996
3	S. 29th St	4701-03	Gable	Vmt Green				1	1,100	1948
3	S. 29th St	4705	Gable	Vmt Green				1	1,950	1948
3	S. 29th St	4707	Hipped	Vmt Black		1			1,950	2003
3	S. 29th St	4709-17	Gable w/CFG	Vmt Prpl/Grn	1				2,900	2004
3	S. 29th St	4721-27	Gable	Vmt Green			1		2,300	1996
3	S. 29th St	4729-31	Gable	Vmt Green			1		1,100	1996
3	S. Abingdon	2882-88	Gable	Buckingham		1			2,300	1993
3	S. Abingdon	2880	Hipped	Vmt Gray	1				1,950	2000
3	S. Abingdon	2878	Gable	Vmt Prpl/Grn		1			575	2000
3	S. Abingdon	2876	Hipped	Buckingham	1				2,300	2006
3	S. Abingdon	2874	Hipped	Buckingham		1			1,950	1996
3	S. Abingdon	2870-72	Gable	Vmt Green		1			1,150	1996
3	S. Abingdon	2868	Hipped	Vmt Prpl/Grn		1			2,300	1996
3	S. Abingdon	2856-66	Gable w/CFG	Vmt Prpl/Grn		1			3,400	2000
3	S. Abingdon	2854	Hipped	Vmt Prpl/Grn			1		2,300	1948
3	S. Abingdon	2842-52	Gable w/CFG	Peach Bottom			1		3,400	1948
3	S. Abingdon	2824	Gable w/CFG	Vmt Prpl/Grn		1			2,600	1999
3	S. Abingdon	2802-04	Hipped	Vmt Prpl/Grn		1			2,000	2000
3	S. Abingdon	2806-08	Hipped	Vmt Prpl/Grn	1				2,000	2000
3	S. Abingdon	2814-16	Hipped	Vmt Prpl/Grn		1			2,000	2001
3	S. Buchanan	2833-43	Gable w/CFG	Vmt Prpl/Grn			1		3,400	1994
3	S. Buchanan	2845	Gable w/CFG	Vmt Prpl/Grn		1			2,600	2002
3	S. Buchanan	2865	Gable	Vmt Gryll/Grn	1				1950	2008
3	S. Buchanan	2869	Hipped	Peach Bottom			1		2,300	1948
3	S. Buchanan	2875	Gable	Vmt Prpl/Grn		1			575	1996
3	S. Buchanan	2873	Hipped	Vmt Prpl/Grn		1			1,950	1996
3	S. Buchanan	2877-79	Hipped w/CFG	Peach Bottom		1			4,500	1948

3	S. Abingdon	2815	Gable w/CFG	Vmt Prpl/Grn			1		2,620	1948
3	S. Abingdon	2811-13	Gable	Peach Bottom		1			1,900	1948
3	S. Abingdon	2807-09	Gable	Peach Bottom			1		1,900	1948
3	S. 29th St	4709 (pool)	Hipped	Vermont Green	1				1,700	2021
3	S. Abingdon	2827-29	Hipped	Vermont Mottled Green-Purple	1				2,000	2014
3	S. Abingdon	2819 -21	Hipped	Vmt Prpl/Grn	1				2,000	2010
3	S. Buchanan	2739-41	Hipped	Vmt Prpl/Grn	1				2,000	2011
3	S. Buchanan	2733-37	Hipped	Vmt Prpl/Grn	1				2,000	2011
3	S. Buchanan	2721-23	Hipped	Vmt Prpl/Grn	1				2,000	2011
3	S. Abingdon	2840	Hipped	Vmt. Black	1				2,300	2012
3	S. Abingdon	2836-38	Gable	Vmt Prpl/Grn	1				1,150	2011
3	S. Abingdon	2834	Hipped	Vmt Prpl/Grn	1				2,300	2011
3	S. Abingdon	2830	Gable	Vmt Prpl/Grn	1				575	2011
3	S. Abingdon	2832	Hipped	Bangor			1		1,900	1948
3	S. Abingdon	2818-20	Hipped w/CFG	Vmt Black	1				4,500	2008
3	S. Buchanan	2829	Vmt Prpl/G	Bangor	1				2,550	2010
3	S. Buchanan	2853-57	Hipped	Mottled Green & Purple	1				1,750	2012
3	S. Abingdon	2803-05	Hipped	Mottled Green & Purple	1				2,000	2012
3	S. Abingdon	2895	Gable w/CFG	Vmt Gray/Grn	1				2,300	2008
3	S. Abingdon	2873	Gable w/CFG	Vmt Gray/Grn	1				2,600	2008
3	S. Abingdon	2867-71	Gable	Vmt Prpl/Grn	1				1,950	2008
3	S. 29th St.	4719	Hipped	Vmt Black	1				1,950	2007
3	S. Abingdon	2826-2828	Gable	Vmt Prp/Grn	1				2,550	2008
3	S. Abingdon	2822	Gable w/CFG	Vmt Prpl/Grn	1				2,550	2010
3	S. Buchanan	2871	Hipped	Vmt Black	1				1,950	2007
4	S. 27th Rd	4831-33	Hipped	Vmt Prpl/Grn		1			2,000	2000
4	S. 27th Rd	4839-47	Gable w/CFG	Vmt Green		1			2,800	1995
4	S. 27th Rd	4849-57	Gable w/CFG	Vmt Prpl/Grn		1			3,000	1998
4	S. 27th Rd	4859-63	Gable	Vmt Prpl/Grn		1			1,900	2003
4	S. 28th St.	4809-13	Gable	Vmt Prpl/Grn		1			1,850	2002
4	S. 28th St.	4801-03	Gable	Vmt Prpl/Grn		1			1,100	1999
4	S. 28th St.	4821	Gable w/CFG	Vmt Green			1		2,550	1948
4	S. 28th St.	4837	Gable w/CFG	Vmt Prpl/Grn			1		2,600	1948

4	S. 28th St.	4855	Gable w/CFG	Vermont Semi-weathering gray-green.	1				2,600	2015
4	S. 28th St.	4863-65	Gable	Vmt Prpl/Grn			1		1,800	1948
4	S. 28th St.	4871-75	Gable w/CFG	Vmt Prpl/Grn	1				3,000	2020
4	S. 28th St.	4877-81	Gable w/CFG	Vermont Semi-Weathering Gray-Green	1				3,500	2020
4	S. 28th St.	4883-85	Gable	Vmt Prpl/Grn	1				1,900	2020
4	S. 28th St.	4800 A-D	Gable	Vmt Prpl/Grn		1			2,250	2000
4	S. 28th St.	4800 E-H	Gable	Buckingham		1			2,250	1993
4	S. 28th St.	4800-08	Gable w/CFG	Vmt Prpl/Grn	1				2,900	2006
4	S. 28th St.	4812-18	Gable	Vmt Prpl/Grn	1				2,250	2006
4	S. 28th St.	4820-26	Gable	Vmt Prpl/Grn	1				2,300	2006
4	S. 28th St.	4848 A&B	Hipped	Vmt Prpl/Grn	1				2,000	2001
4	S. 28th St.	4860-62	Hipped w/CFG	Vermt. Black	1				4,000	2018
4	S. 28th St.	4878	Hipped	Vmt Prpl/Grn		1			1,900	1996
4	S. 29th St.	4829-31	Gable	Vmt Green			1		1,125	1948
4	S. 29th St.	4823-27	Gable	Bangor	1				1,900	2004
4	S. 29th St.	4813-21	Gable w/CFG	Vmt Green	1				3,100	2004
4	S. 29th St.	4811	Gable	Vmt Prpl/Grn		1			1,900	2002
4	S. 29th St.	4809	Gable	Vmt Prpl/Grn		1			575	2002
4	S. 29th St.	4801-05	Gable	Vmt Purple		1			1,850	1948
4	S. Buchanan	2888	Hipped	Vmt Green		1			1,950	2003
4	S. Buchanan	2886	Gable	Vmt Prpl/Grn		1			575	2003
4	S. Buchanan	2876-80	Hipped	Peach Bottom			1		1,750	1948
4	S. Buchanan	2866-70	Gable	Peach Bottom		1			1,800	1948
4	S. Buchanan	2862	Gable w/CFG	Vmt Prpl/Grn		1			2,625	1995
4	S. Buchanan	2860	Gable w/CFG	Vmt Prpl/Grn	1				2,550	2011
4	S. Buchanan	2850	Gable	Bangor	1				493	2005
4	S. Buchanan	2852	Hipped	Bangor	1				1,596	2005
4	S. Buchanan	2840-48	Gable w/CFG	Vmt Prpl/Grn			1		3,000	1994
4	S. Buchanan	2830-34	Hipped	Vmt Purple			1		1,750	1948
4	S. Buchanan	2816-24	Gable w/CFG	Vmt Prpl/Grn		1			3,000	1999
4	S. Buchanan	2848 A(pool)	Hipped	Buckingham	1				1,700	1976
4	S. 28th St.	4828-32	Gable	Bangor			1		1,900	1948
4	S. 28th St.	4838	Hipped	Vermt. Black	1				1,900	2014
4	S. 28th St.	4840 A&B	Hipped	Vermont Semi-weathering gray-green.	1				2,000	2014

4	S. 28th St.	4852 A&B	Hipped	Vermont Semi-weathering gray-green.	1					2,000	2014
4	S. 28th St.	4858	Gable w/CFG	Vmt Green				1		2,600	1948
4	S. 28th St.	4868-72	Hipped	Mottled Green & Purple	1					1,700	2012
4	S. Columbus	2829-31	Hipped	Vermont Mottled Green-Purple	1					2,000	2014
4	S. Columbus	2833-35	Hipped	Vermont Mottled Green-Purple	1					2,000	2014
4	S. 28th St.	4834	Gable	Mottled Green & Purple	1					1,900	2012
4	S. 28th St.	4836	Gable	Vermont Mottled Green-Purple	1					575	2014
4	S. 28th St.	4846 A&B	Hipped	Vermont Royal Purple	1					2,000	2016
4	S. 28th St.	4880 A&B	Hipped	Vmt Prpl/Grn	1					2,000	2010
4	S. 28th St.	4886 A&B	Hipped	Mottled Green & Purple	1					2,000	2012
4	S. 27th Rd	4813-17	Gable	Vmt Prpl/Grn	1					1,900	2009
4	S. 28th St.	4869	Gable w/CFG	Vmt Gray/Grn	1					2,600	2008
4	S. Buchanan	2854-56	Hipped w/CFG	Vmt Black	1					4,500	2008