

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

***FLAT ROOFS INSPECTION AND PREVENTIVE MAINTENANCE FY2022***

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 inspect and provide preventive maintenance repair services to 50 flat roofs at a cost not to exceed \$14,200.00.

To be charged to account # 6725 (Roofing)

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

Date \_\_\_\_\_

Date \_\_\_\_\_

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

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

VOTE \_\_\_\_\_

Approved ( ) Disapproved ( )

Submitted by: Management

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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: MIGUEL F. GALVEZ  
FACILITIES MANAGER

REF: FLAT ROOFS INSPECTION AND PREVENTIVE MAINTENANCE FY2022

DATED: SEPTEMBER 29, 2021

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The replacement of the 91 flat roofs that we have in Fairlington started in 2005 and was completed in 2016. The typical useful life of a flat roof is 20 years, and the calendar of Reserves Expenditures has funds allocated to start the replacement in FY2025. At least 50 of the flat roofs have reached 10 years of their useful life and we have started to notice some deterioration, especially in the seams. To prevent any water damage to the units, it is recommended to inspect the roofs and to perform any repairs as needed.

Northern Virginia Roofing, our roofing contractor, has submitted a proposal for \$14,200.00 that includes the inspection of all the components in the 50 flat roofs that have reached half of their useful life and to provide preventive maintenance repair services, as outlined in their proposal.

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 Inspection and Repairs of 50 flat roofs at a cost not to exceed \$14,200.00.

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 50 flat roofs replaced between 2005 and 2012. All manufacturers of roofing products require periodic maintenance be performed to keep any product warranties in place. These roofs are in multiple wards and have been identified from the list provided to NV Roofing by Fairlington Villages.

- Inspect each roof. Inspection of the following components are included:
  - Flashings
  - Copings
  - Terminations
  - Penetrations
  - Roof edges
  - Roof drains
  - Scuppers
  - Seams
- Any loose or suspect seams will be sealed with Polyglass Polyflash IC liquid flashing and fabric
- All scuppers will be detailed with Polyglass Polyflash IC liquid flashing and fabric
- All fasteners will be sealed as needed
- Roof field will be thoroughly inspected for any storm damage (holes from windblown debris) and repaired with Polyglass Polyflash IC liquid flashing and fabric

NV Roofing proposes to complete the work as detailed above for Fourteen Thousand Two Hundred Dollars, \$14,200.00

Approximate Start Date: 2 weeks from contract signing  
Approximate Completion Date: 10 workdays from start date

Authorized NV Roofing Signature: Paul R. Dow

**Acceptance of Proposal**

Date of acceptance: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

## FLAT ROOFS

Ward	Building	Address		Sq. Feet	Replaced
		Number	Street		
1	37	3001	S. Abingdon St.	494	2005
				494	
4	176	4842 A&B	S. 28th Street	884	2007
5	231	2901-03	S. Columbus Street	884	2007
			<b>Total Sq. Feet</b>	<b>1768</b>	
1	6	4604-06	S. 31st Road	884	2008
4	190	2837-39	S. Columbus Street	884	2008
3	140	2729-31	S. Buchanan Street	884	2008
4	160	4849 A&B	S. 28th Street	884	2008
1	22	3060-62	S. Woodrow Street	988	2008
6	252	2820-22	S. Columbus Street	884	2008
			<b>Total Sq. Feet</b>	<b>5408</b>	
4	191	4833-35	S. 29th Street	884	2009
4	188	2817-19	S. Columbus Street	884	2009
4	189	2825-27	S. Columbus Street	884	2009
5	231	2905-07	S. Columbus Street	884	2009
5	231	2909-11	S. Columbus Street	884	2009
4	187	2805-07	S. Columbus Street	884	2009
6	258	2906-08	S. Dinwiddie Street	884	2009
			<b>Total Sq. Feet</b>	<b>6188</b>	
1	22	3050-52	S. Woodrow Street	988	2010
3	133	2825 A&B	S. Abingdon St.	884	2010
3	134	2823 A&B	S. Abingdon St.	884	2010
3	138	2801 A&B	S. Abingdon St.	884	2010
4	156	4829 A&B	S. 28th Street	884	2010
4	182	4864-66	S. 28th Street	988	2010
4	182	4874-76	S. 28th Street	988	2010
4	186	4892-94	S. 28th Street	884	2010
4	204	2836-38	S. Buchanan Street	988	2010
4	187	2809-11	S. Columbus Street	884	2010
5	218	2912-14	S. Buchanan Street	988	2010
			<b>Total Sq. Feet</b>	<b>10244</b>	
4	160	4847 A&B	S. 28th Street	884	2011
4	179	4854 A&B	S. 28th Street	884	2011
4	153	2740-42	S. Buchanan Street	884	2011

## FLAT ROOFS

Ward	Building	Address		Sq. Feet	Replaced
		Number	Street		
6	253	2828-30	S. Columbus Street	884	2011
6	260	2913-15	S. Dinwiddie Street	884	2011
1	4	4616-18	S. 31st Road	884	2011
3	121	2800 A&B	S. Abingdon St.	884	2011
3	123	2812 A&B	S. Abingdon St.	884	2011
3	127	2849-51	S. Buchanan Street	988	2011
3	127	2859-61	S. Buchanan Street	988	2011
3	122	2810 A&B	S. Abingdon St.	884	2011
<b>Total Sq. Feet</b>				<b>9932</b>	
4	154	4815 A&B	S. 28th Street	884	2012
4	154	4819 A&B	S. 28th Street	884	2012
4	159	4845 A&B	S. 28th Street	884	2012
4	159	4841 A&B	S. 28th Street	884	2012
4	160	4851 A&B	S. 28th Street	884	2012
4	153	2748-50	S. Buchanan Street	884	2012
4	197	2882-84	S. Buchanan Street	988	2012
4	204	2826-28	S. Buchanan Street	988	2012
4	187	2801-03	S. Columbus Street	884	2012
4	188	2813-15	S. Columbus Street	884	2012
4	188	2821-23	S. Columbus Street	884	2012
4	152	4828-30	S. 27th Rd.	884	2012
6	252	2812-14	S. Columbus Street	884	2012
<b>Total Sq. Feet</b>				<b>11700</b>	