



Fairlington Villages,
A Condominium Association

Operations Manager Monthly Report September 21, 2021

Parking Lot Renovation Update

Parking Lots 47 (2870-2880 S. Abingdon Street) & 58 (3066-3082 S. Abingdon Street):

The renovation of parking lots 47 and 58 was completed in September. That makes three total parking lots completely renovated so far in 2021 including lot #7 that was completed this past Spring.



In the above photo, Pro-pave puts the final layer of asphalt on parking lot 47 (2870-2880 S. Abingdon Street) Both lots 47 and 58 are 100% complete.

Current Parking Lot Project: At the August 30 Board meeting the Board approved parking lot renovation work in three more parking lots: 34(4828-4836 S. 29th Street) and 41 (2875-2895 S. Abingdon Street) and 53 (4652-4654 S. 31st Street). The concrete work was completed on parking lots 34 and 53 in mid-September. Lot 41, by far the largest lot, is under construction currently. Arlington County inspector BLA BLA has placed a temporary stop work order on the concrete apron section of lot 41 and states that it needs a permit. Management is working with Arlington County to get this resolved but the completion of the remainder of the lot can be completed as scheduled. The ½ of the apron is yet to be completed but does not affect use of the lot by residents.



In the above photo, Edge Concrete replaces the steps and perimeter sidewalks in parking lot 53 (4652-4654 S. Abingdon Street). Drainage is also greatly improved now in this lot after the change of several elevations.



The above photo taken at parking lot 34 (4828-4836 S. 29th Street) demonstrates how minor adjustments can be made to improve traffic flow and in this case, add an additional parking space by extending the curbs out slightly from their original location.

Landscaping

Fertilization notification: Notification of the fertilization dates began earlier in the year in the April newsletter which included dates for application for the entire 2021 season. Additional newsletter articles included one in September with the fall application dates as well as a detailed description of the turf program. Additional notification included signboards, website, and multiple reminders on all social media platforms prior to the fertilizer application. Large yellow signs were placed on all the corners of the wards the day before application in that ward, and smaller green and white signs were placed in every courtyard on the day of the application by TruGreen according to Department of Agriculture requirements.



In the photo above, a sandwich board in front of the Community Center alerts residents the week before fertilization takes place.



In the above photo on S. 31st Street, Trugreen places the notification signs in each courtyard prior to application of the fertilizer.

Organic Fertilizer Pilot Program:



In the above photo, Frank Jones from Lancaster applies 100% organic fertilizer in the Organic Pilot Area in Ward V.

Monthly Tree Pruning by Lancaster: The contract with Lancaster includes one day of pruning each month in addition to the annual tree pruning. The following is a list of trees that were prioritized by Management and were pruned (or removed) by Lancaster in September.

Location	Tree Pruning Work	Date	Hours
3079 S. Woodrow St.	Prune (deadwood) Large Pin Oak	9/9/2021	4
3070 S. Woodrow St.	Remove dead arborvitae	9/9/2021	1
Pool 1 Woodrow Street	Remove 6 dying Rose of Sharon	9/9/2021	1
2902 Columbus	Remove storm damaged branches/chip	9/11/2021	1
Tennis court 14	Remove dead arborvitae	9/11/2021	1
Parking lot 34	Chip shrubs removed during renovation	9/10/2021	1
Parking lot 53	Chip shrubs removed during renovation	9/10/2021	1

Fall Replacement Plants: Each Fall Management walks the grounds around the property in five wards (the renovation planting ward is excluded as it is covered below) and makes appropriate replacement suggestions for dead and dying shrubs. Details can be found under **New Business H- Fall Replacement Plants.**

Ward I Renovation Planting Program: Each year a specific ward is the recipient of funds for extra landscape improvements. FY2022 features improvements to the landscaping in Ward I. Details can be found under **New Business I -Ward I Renovation Planting.**

Fall Focal Beds: Each Fall Pansies are planted in the focal beds around the property. Details can be found under **New Business L-Fall Focal Bed Plantings.**

Drainage and Erosion Work Status:

Location	Project	Status
2905 S. Buchanan Street	Drain box in back area extended to storm drain	Completed April 9
4627-4629 S. 31 st Road	French Drain in entire back area between fences	Completed May 7
2951 S. Columbus Street	WV flagstone swale from sidewalk to street	Completed April 9
3062 S. Woodrow Street	WV flagstone to protect patios from flooding	Project completed September 13, D & E budget
4822 S. 27 th Road	WV flagstone swale and path along the new retaining wall	Project date in October-Retaining wall budget
2871 S. Abingdon Street	WV Flagstone swale in muddy between buildings	Completed July 7-Drainage and erosion budget
4880 -4886 S. 28 th Street	WV Flagstone swale, wood chips, steppingstones, repair timber steps	Completed August 10; trash enclosure reserves
4712-4718 S. 30 th Street	WV flagstone swale/path and wood chips	Completed September 1, trash enclosure reserves
2827 S. Abingdon Street	Landscape block wall along steps	Completed June 8, retaining wall budget
Main Tennis Courts	River jack swales to control erosion (back)	Completed September 3, D & E budget

Use of Remaining FY2021 Grounds Funds:

Account #6145 -Grounds Improvements

\$2,204.80 Native plants from ‘Nature-by-design’ picked up on 9/24
 \$2,000.00 Invasive Ivy Removal by Lancaster
 \$1,408.53 Purchase of steppingstones and supplies from Sissler stone on account.
 A shortage of this product has existed for the last year

Account #6160 -Tree Maintenance

\$4,575.00 (10) trees planted by Lancaster in September

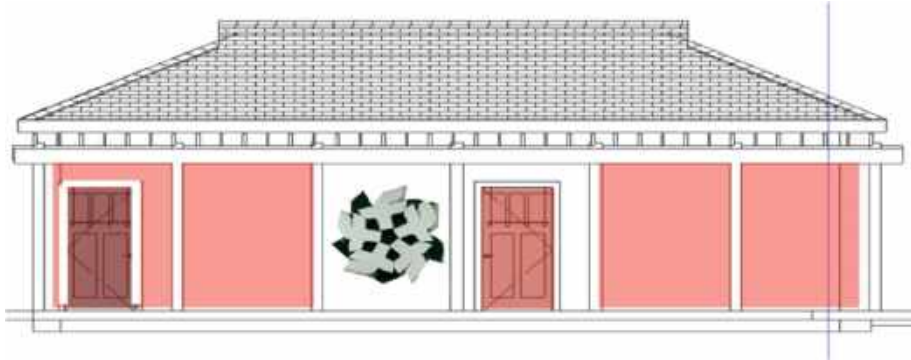
Management Action Items:

Storm Damage to Oak tree in lot 43 \$550.00

August Grounds Report: The full August Grounds Report can be found on pages 7-14.

Pools

Poolhouse 5 Renovation: Poolhouse 5 renovations were approved at the August 30 Board meeting. American Restoration plans to start this project in late October or early November. Jeff Levine from Levine Designs has been working with the Arlington County to get addresses at all of the pools recognized by the County in order to get a bulk permit processed for Poolhouse 1-5. It is in the final stages and Jeff sees no problems with getting the building permits in hand by late October.



Pool Operations: The last full weekend of operation, Labor Day Weekend included full schedules at Pools 2,4, and 5 . Pool 2 was open until September 19 according to the schedule. Premier Aquatics offered to provide guards to keep Pool 5 open an extra week beyond the contracted schedule in September at no cost to the Association.

Pool Attendance: Please see the pool attendance report on pages 15-31 of this report. These usage-by-hour numbers were used to establish the schedule in the RFP for New Business J- Pool Contract.

Pool Winterization: All the pools were cleaned, algicide added and covers put on promptly on the day following their closure by Premier Aquatics. This keeps the water very clean and saves on energy bills by turning the pumps off immediately. All of the bathrooms and freshwater lines were drained and blown out completely with a compressor following final pool closure on September 19 . Staff removed the pump motors and put hem in dry storage for the Winter.

Patrol

Nightly Patrol: The patrol officers from Master Security responded to resident calls and towed five vehicles during the period of 8/17 through 9/23. A recap of patrol activities and 24/7 trash photos follow this report on pages 32-53. The QR locations which are the nightly check-in locations for the guard follow the patrol report. A list of parking lot numbers and associated addresses also follows the patrol report for reference purposes.