



# North Fairlington

# News

Historic Fairlington Villages

OCTOBER 2021 VOL. 43, No. 10

[HTTPS://APP.TOWNSQ.IO/LOGIN](https://app.townsq.io/login)

## Paving the Way for Renovations of Our Parking Lots

The reserve budget allows for six parking lots to be completely renovated in 2021. Complete renovation is conducted in two phases. The first phase includes replacement of all of the sidewalks, curbs, gutters, and aprons. The second phase occurs two to three weeks later, when the paving company does milling, paving, and striping in a single day. Drainage and erosion issues are corrected during this process.

In April, parking lot 7 (2833-2861 S. Buchanan St.) was renovated. In September, parking lot 47 (2870-2880 S. Abingdon St.) and 58 (3066-3082 S. Abingdon St.) were completed, followed by renovation of parking lot 34 (4828-4836 S. 29th St. ), 53 (4652-4654 S. 31st St. ), and 41 (2875-2895 S. Abingdon St.).



PHOTO BY MARK JOHNSON  
Parking lot 47 underwent renovations in September.

## High Five When You Get Your 2022 Parking Decal Early

The shape of the 2022 parking decal is a pentagon! The new 2022 decals are available at the Management Office starting Fri., Oct. 1.

All Fairlington Villages 2021 parking decals in the shape of a circle will expire on Fri., Dec. 31, 2021. As of Jan. 1, 2022, vehicles without a visible valid 2022 decal in the shape of a pentagon in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, with no regard to whether expired permits are displayed.

### BEAT THE RUSH

Beat the end-of-the-year rush by visiting the Management Office early. Please be sure to wear your mask when you visit. Every visit to the Management Office is subject to social distancing. For the

safety of all, only one visitor will be admitted to the Office at any given time. To avoid the possibility of waiting outside the office while other residents are being served, you can schedule an appointment.

The Management Office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on

Saturday from 9 a.m. to 2 p.m. Please note, we will be closed on Mon., Oct. 11. Please call us at 703-379-1440 or e-mail [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) to arrange a convenient time for you to pick up your parking decal.

*continued on page 3*



**Monday, October 11**  
Columbus Day  
Office will be closed  
Trash will be picked up

## Beware of These Invasive Plants

Invasive plants are fast growing, climb aggressively, damage trees, buildings and fences, and quickly take over common areas and grassy areas. Fairlington Villages has many invasive plants such as English ivy and vinca that are spreading through our 93.5 acre landscape. While these plants have been successful in addressing

drainage and erosion problems, especially on hillsides, they can be very destructive in other areas.

In areas of the property where it is financially feasible and will not create erosion problems, Fairlington Villages is selectively removing invasive plants as part of our landscaping program. You can help our efforts to reduce invasion.

Before you plant in common area front and side beds and your patio backyards, please contact the Management Office to ensure you are not planting invasive plants. See the approved [plant list online](#). The Grounds Committee will prepare a more detailed article on invasive plants for a future newsletter.



PHOTOS BY MARK JOHNSON

English ivy shown in the left-side photo and vinca on the right may be attractive ground cover, but are invasive plants.

## Go the Distance with Your Grilling Safety Skills

As you take advantage of the last days of cooking outdoors with family and friends, please be mindful that the Virginia Fire Prevention Code (VFPC) prohibits the use, operation, or storage of any open-flame cooking device on any balcony, rooftop, or deck of any building or within 15 feet of combustible construction or residential occupancy. The VFPC provides an exception for cooking devices using electricity as the heating source and listed by a recognized testing authority. Violations can result in jail time and a \$2,500 fine.

Be sure to follow these grilling safety tips from the Arlington County Fire Department:

- Grills must be used outdoors. Use of a grill indoors

- or in any enclosed space poses a fire hazard and risk of exposure to toxic gases and potential asphyxiation.
- Position the grill 15 feet away from siding, deck railings, other combustibles, and out from under eaves or overhanging vegetation.
- Keep children and pets away from the grill area – declare a 3-foot “safe zone” around the grill.
- Place the grill a safe distance from lawn games, play areas, and foot traffic.
- Do not leave cooking unattended.
- Put out several long-handled grilling tools to give the chef plenty of clearance from heat

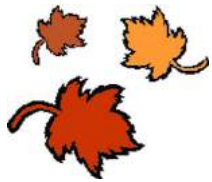
and flames.

- Periodically remove grease or fat buildup in trays below the grill so it cannot be ignited by heat.

These tips and other details can be found online at <https://fire.arlingtonva.us/safety/grilling-safety/>. Still have questions? Call the Arlington County Fire Prevention Office at 703-228-4644.

**The required 15 ft. distance is a fire regulation in the Commonwealth of Virginia.**





## Leaf and Yard Waste Collection in November

Thursdays at Noon on November 4, November 11, and November 18

Our landscape contract provides for the removal of leaves and yard waste from the common property. Removing leaves and yard waste from your backyard is your responsibility. You may move loose leaves and yard waste to the common area for collection by the contractor, provided the contractor has not cleaned the common area. Collection will be on three Thursdays at noon: Nov. 4, Nov. 11, and Nov. 18.

If collection has occurred, you will need to bag your leaves and yard waste and take the bags to the

street curb. Throwing leaves into the common area after the contractor has already collected for the season is unsightly and damages the turf.

We partner with our trash hauler, Capitol Services, to transport the yard waste to the Arlington County Trades Center where they are composted into black soil.

You can get free, brown paper bags from the Management Office. If you have questions about leaf or yard waste removal, please contact the Management Office.

## Welcoming the Milkweed Bugs

I first planted common milkweed because I wanted to attract monarch butterflies. I found monarch eggs, saw caterpillars eating the leaves, and discovered an adult monarch hanging upside down waiting to dry and harden. Wonderful! But, insects I did not anticipate arrived, too.

It turns out that common milkweed supports more than 450 species of insect. When I first saw what looked like an “infestation” of black and orange bugs, my first thought was to get out the insecticidal soap to save the milkweed. In fact, milkweed bugs rarely kill milkweed. Yes, the milkweed bug does eat the milkweed plant, but it does not harm the plant. Common milkweed is a perennial, thus ensuring this important food source for the monarch caterpillar and milkweed bugs.

Many of us hear the terms “bug” or “insect” and think “pest.” We reach for the pesticides fast. Some insects do pose a problem and need to be controlled. However, the vast majority of insects do not pose a problem.

A staggering 40% to 45% of insect species worldwide are declining. Entomologist Doug Tallamy tells us that we are in real danger of winning our war against insects. What would happen then? An estimated 90% of our flowering plants would disappear, and the food webs that birds, reptiles, mammals, amphibians, and humans, rely on would collapse. The decomposers would be gone, and nutrients would stop recycling back into the earth, where plants continue the cycle. Without insects, entire ecosystems collapse.

We need insects! Rather than grabbing a pesticide, we can pause, learn about the insects, and live with a bit of cosmetic damage to our plants. We can share our gardens, and see the value of plants as dinner for insects and humans. A garden without holes in the leaves or pollinators gathering nectar and spreading pollen is a food desert. We can see insects in a different way — as essential participants in a complex network that supports ecosystems, and us.

— Leslie Cameron, Master Gardener

## PARKING DECALS

*continued from page 1*

### DECAL REQUIREMENTS

To be issued a 2022 parking decal:

- Condominium assessments for the unit must be paid and current.
- A current lease must be on file for rented units.
- A current automobile registration must be presented for each vehicle for which a permit is being requested.

No decal may be issued unless each of these requirements is met — there are NO exceptions. Read the [Parking Enforcement Policy online](#). So, what are you waiting for? Get your new decal today.



PHOTOS BY LESLIE CAMERON

You can see a milkweed bug on common milkweed (top) and butterfly weed (bottom) in Fairlington Arbor. Say hello!

## Activities Around the Village

### Please Mask Yourself, If Advised

If you will be attending any activities, please review and adhere to state and CDC-guidance on COVID-19 precautions. Verify the latest face mask status according to the state online: <https://www.virginia.gov/coronavirus/forward-virginia/faq/>.



### Make Tennis Court Dates Online

You can make a tennis court reservation for the main courts (1-5) online at <https://fairlington.skedda.com>. Please wear appropriate tennis apparel and take your valid Fairlington Villages ID card to the courts.

### Join the Last Party of the Tennis Season on October 1

The Fairlington Tennis Committee invites all community residents to attend the last Tennis Party of the season on Fri., Oct. 1, from 7 p.m. to 10 p.m. at the North Fairlington Main Courts. The Community Center and patio will be open. Players of all skill-levels are encouraged to participate, meet their neighbors, and enjoy food and refreshments. Tennis balls will be provided.

Players can sign up at the time of the event to be matched with players of similar skill levels or coordinate pick-up games at their leisure. Please email [tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com) for more information.

### Adult Tennis Ladder Finals on October 15

The Fairlington Adult Tennis Ladder will end Fri., Oct. 8, and culminate with a Ladder Final Event

on Fri., Oct., 15, beginning at 7 p.m. The Tennis Committee invites all Fairlington residents to attend the Oct. 15 event and cheer on our Fairlington players. No food or beverages will be provided, but spectators are encouraged to bring their own.

### Get Obsessed with the Book Club on October 28

Please join us on Thurs., Oct. 28, at 6:30 p.m. outside on the patio of the Community Center for a book discussion of *Rebecca* by Daphne du Maurier. This “psychological thriller about a young woman who becomes obsessed with her husband’s first wife” was made into an Alfred Hitchcock film in 1940. In the event of rain or cold weather, the Book Club will meet inside the Community Center and comply with current CDC guidelines.

On Wed., Nov. 17, our book discussion will be on *You Never Forget Your First: A Biography of George*

*Washington* by Alexis Coe. Join us as we discuss the first president and his local D.C. connections in “an unexpected biography that breaks the first president out of his marble mold, revealing the man behind the myth.”

Please visit our “Fairlington Area Book Readers Group” Facebook page for the latest details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Fall into Rank with the Canasta Club on Wednesday

Players of all skill levels, including beginners, are invited to join the weekly Fairlington Canasta Club on Wednesday from 11:30 a.m. to 2:30 p.m. in the Community Center. Canasta is a card game where players or partnerships try to meld groups of three or more cards of the same rank. Please email Mary Ryan at [mxryan1024@gmail.com](mailto:mxryan1024@gmail.com) for details.



YARD SALE 2019 PHOTO BY GUY LAND

### Bargain Hunters Welcome on October 2

Are you looking for your next DIY project? Do you need some gently used children’s clothing or a new book to read? Come see what your neighbors have to offer at the Fall Yard Sale. The Yard Sale will take place on Sat., Oct. 2, from 8 a.m. to noon at the Fairlington Villages Community Center parking lot. All shoppers are welcome!

Vendors need to pre-register to reserve their space. If you have questions or to see if spaces to sell are still available, contact the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).





## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Condo Fee Increase of 1.5% for Fiscal Year 2022

A copy of the fiscal year 2022 (FY22) budget and payment coupons were mailed to you last month. If yours has not arrived, please contact the Management Office to request a replacement. Please remember that monthly assessment payments are due by the 1st of each month. There

is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account.

Assessment payments have increased by 1.5% for FY22 from Oct. 1, 2021, through Sept. 1, 2022. Please remember to verify that your account payment amount is accurate. There are four payment methods available:

1. Legum & Norman/ Associa ACH direct debit
2. On-line bank bill payer accounts
3. Credit card or e-check offered through Associa/ TownSq
4. Coupon payments by check.

To review the new condominium assessment fees and learn about your payment options in greater detail, please see the September 2021 newsletter which you can find online: <https://fairlingtonvillages.com/newsletters/>.

### Curb Your Bulk Trash for Thursday Collection

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the city street curb for pick up as outlined in the [Associa's Trash Policy found online](#).

Bulk trash may NOT be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

### Leaf and Yard Waste Collection in November

Leaf and yard waste collection will be on three Thursdays at noon: Nov. 4, Nov. 11, and Nov. 18. See the article on page 3. Please do not put bagged leaves and yard waste in the 24/7 trash container location.

### Please Practice Pet Courtesy

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property. Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all dogs to be leashed and under the control of the owner

## Management Office

### Location

Fairlington Villages  
A Condominium Association  
3001 South Abingdon Street  
Arlington, Virginia 22206

### Hours by Appointment

8:30 a.m. – 5:30 p.m. Monday through Friday  
9 a.m. – 2 p.m. Saturday  
Closed Sundays and federal holidays

### Communications

Telephone: 703-379-1440  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)

### Staff

Gregory Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator
Marcus Reed	Office Administrator

### Emergency

After Hours Emergency: 703-600-6000

### Patrol Service

To contact security duty officer, call 571-215-3876.

If the patrol service does not answer, the officer will receive a page. If you have not received a return call within 10 minutes, please call again.  
Security hours: 8 p.m. – 4 a.m. nightly.

or a responsible person when off their owner's property. Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.



## Use TownSq for Fee Payments

Register with TownSq to get updates and pay fees.

Sign up: <https://app.townsq.io/login>

TownSq is available for Android and iOS at Google Play and the App Store. Have your account number handy. If you have a tenant renting your home, please register your occupants so they too may receive TownSq updates and announcements.

The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

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### COMMITTEE CHAIRS

Activities: Mireille Pioppo and  
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Tennis: Daniel Meshel  
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### GET SOCIAL WITH US

Join [TownSq](#)  
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**Comments, articles, and letters are welcome.** The deadline for submissions is the 10th of each month. Please deliver or email materials to the Management Office. The editor reserves the right to edit submissions.

## Board Meeting Agenda Wednesday, October 6, 2021

The following is the preliminary agenda for the Oct. 6, 2021, Board of Directors meeting at 7 p.m. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the meeting of the Board of Directors. The meeting is hosted from the Community Center with Board members and residents participating by telephone. Due to meeting size limits and social distancing guidelines, residents are discouraged from attending the meeting location personally.

Call-In Number: 703-552-8058; Conference Code: 230349

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Aug. 30, 2021
- V. Old Business
- VI. New Business
  - A. Rules Violation – 2856 S. Buchanan St., C-2
  - B. Variance Request – 2827 S. Abingdon St.
  - C. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan
  - D. Transfer of FY21 Excess Assessments to FY22
  - E. Pitched Roofs Preventive Maintenance Program FY22 Wards III & IV
  - F. Fall Replacement Plants
  - G. Ward I Renovation Planting
  - H. Pool Contract
- VII. Reports
  1. Officers (President, Secretary, & Treasurer's Reports)
  2. Committees
  3. Management's Financial Report
  4. Management's Project & Status Report
  5. Office Administrative Report
  6. Facilities Report
  7. Operations Report
- VIII. Establishment of Next Board Meeting – Nov. 3, 2021
- IX. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review electronically via email copy or by appointment at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

### Squeal for Halloween Teal Pumpkins



A teal pumpkin on your doorstep at Halloween signals that you offer non-food trinkets that are safe for all trick-or-treaters. Keep the non-food goodies in a separate container from candy. Some non-food options include:

- Pencils, pens, crayons, or markers
- Bubbles
- Finger puppets or novelty toys
- Stickers.

Get more ideas: <https://www.foodallergy.org/resources/ideas-non-food-treats>.

## Board Meeting Highlights

The Board held its regular meeting on Aug. 30, 2021, rescheduled from Sept. 1. The following are highlights.

### New Business

**A. Variance Request – 2940 S. Dinwiddie St. – Remove a Load-Bearing Wall:** Ms. Alvord moved the Board approve a variance request to remove a load-bearing wall, in accordance with the specifications as outlined. Passed 6-0.

**B. Ratification of Action Unanimous Written Consent in Lieu of a Meeting (Variance Request 2812-A S. Abingdon St. – New Penetration for Condensation Line):** Whereas, the Board of Directors acted by Unanimous Written Consent in Lieu of a Meeting on Wed., Aug. 18, 2021, to approve a new penetration of the condensation line for the HVAC. Ms. Alvord moved the Board hereby ratifies said action for purposes of the record and to ensure an audit trail for the expenditure. Passed 7-0.

**C. Ratification of Action Unanimous Written Consent in Lieu of a Meeting (Variance Request 2812-A S. Columbus St., A-1 – New Refrigerant Line at the Rear of the Building and New Penetration):** Whereas, the Board of Directors acted by Unanimous Written Consent in Lieu of a Meeting on Wed., Aug. 18, 2021, to approve a new penetration of the condensation line for the HVAC. Mr. Reem moved the Board of Directors hereby ratifies said action for purposes of the record and to ensure an audit trail for the expenditure. Passed 7-0.

**D. Pool House 5 Renovation:** Mr. Reem moved the Board approve the proposal from American Restoration for Pool House 5 renovation at a cost of \$160,500 plus a landscaping contingency of \$3,000, for a total cost of \$163,500. Passed 8-0.

**E. Patrol Service Contract:** Mr. Reem moved the Board approve the proposal from Master Security for nightly patrol services at a cost of \$1,254.40 per week or \$65,228.80

annually. Passed 8-0.  
**F. Tree Removals:** Mr. Reem moved the Board approve the proposals from Lancaster Landscapes for tree removals at a total cost of \$13,100. Passed 8-0.

**G. Parking Lot Renovation – Lot 34 (4830-4836 S. 29th St.); Lot 41 (2865-2895 S. Abingdon St.); Lot 53 (4648-4654 S. 31st St.):** Mr. Torres moved the Board approve the proposals from Pro-Pave and Edge Concrete plus a landscaping contingency as follows: Pro-Pave: \$48,442; Edge Concrete: \$99,033.50; Lancaster Contingency: \$15,000. Passed 8-0.

**H. Mandatory COVID-19 Vaccination Policy for Fairlington Villages Employees:** Mr. Reem moved the Board adopt the “Mandatory COVID-19 Vaccination Policy” requiring all employees

of the Association to become vaccinated against COVID-19 by Sept. 15, 2021. In the interim, any employee not already vaccinated shall take a COVID-19 test, at the Association’s expense, each M-W-F through Sept. 15. Any employee who has not at least initiated the process of vaccination by Sept. 15, will be subject to immediate dismissal from employment. Seconded by Ms. Alvord and passed (6-2) on a roll call vote with President Placek, Vice President Alvord, Treasurer Reem, and Directors Stollof, Straub, and Torres in favor; and Directors Auston and Brown opposed.

**I. Strategic Plan 2.0 Focus Areas, Strategies, and Objectives Draft:** This agenda item was a provision of a review draft and there were no motions on the subject.



### Two Bargain Hunting Tips for October 2

1. The early bargain hunter finds the most treasures. Do not be late, the Yard Sale starts at 8 a.m. on Sat., Oct. 2.
2. If you forgot a tape measure, you can use your paper money to estimate dimensions. An American dollar bill measures six inches in length!



*North Fairlington News*  
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**8** *North Fairlington News*  
 October 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					<b>1 October</b> Tennis Party 7 – 10 p.m. Main Courts	<b>2</b> Yard Sale 8 a.m. – 12 noon Community Center parking lot
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>7</b>	<b>8</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>9</b>
<b>10</b>	<b>11</b> Columbus Day OFFICE CLOSED TRASH PICKUP	<b>12</b>	<b>13</b> Pools Committee 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>14</b>	<b>15</b> Tennis Finals 7 – 10 p.m. Main Courts	<b>16</b>
<b>17</b>	<b>18</b> Grounds Committee 7 p.m. Virtual	<b>19</b>	<b>20</b> Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>21</b> Architectural Control Committee 7 p.m. Virtual	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b> Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>28</b> Book Club Rebecca 6:30 p.m. Patio	<b>29</b>	<b>30</b>
<b>31</b>	<b>1 November</b>	<b>2</b>	<b>3</b> Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	<b>4</b> Yard Waste Recycling Curbside	<b>5</b>	<b>6</b>

Meetings conducted via telephone conference unless otherwise indicated. Please call the Office to confirm.