

NEW BUSINESS I

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
GENERAL RESOLUTION NO. GR 11/03/21

WRITE-OFF OF OUTSTANDING BALANCE TO BAD DEBT

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; and

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; and

WHEREAS, Association Counsel, Chadwick Washington, *et al.*, has reviewed the accounts of three *former* Unit Owners with outstanding delinquent balances due the Association for assessments in the total amount of \$1,316.00 and concluded that the amounts are not collectible; and

WHEREAS Victor Su, *former* Owner of 2943 South Columbus Street settled on the sale of the Unit with an outstanding balance of \$500.00 in assessments due the Association after DEMAND for payment of same was made of him; and Joseph Blumka, *former* Owner of 4815-A South 28th Street settled on the sale of the Unit with an outstanding balance of \$416.00 in assessments due the Association after DEMAND for payment of same was made of him; and Daniel Alan Deitz, *former* Owner of 4902 South 29th Road, #A-2, settled on the sale of the Unit with an outstanding balance of \$400.00 due the Association after DEMAND for payment of same was made of him; and

WHEREAS the sum total of the outstanding accounts of the three *former* Unit Owners is \$1,316.00, which sum represents the unpaid portion of amounts assessed against the Units for Common Expenses pursuant to the Association's governing documents while the individuals were the Owners of the Units, and

WHEREAS, Article VI, Section 2, provides that in the event assessment of Common Expenses levied against a unit remain unpaid, "... such **unpaid** share of Common Expenses...shall be collectible from all Unit Owners:"

THEREFORE, BE IT RESOLVED, the Board of Directors authorizes a write-off of in the total amount of \$1,316.00 due on the accounts of each of the three *former* Unit Owners; and

BE IT FURTHER RESOLVED, Management shall submit the write-off as an Additional Adjustment request to the Association's Auditor during the conduct of the FY-21 Audit.

Charged to GL#5010 –	FY21 Budget amount	\$5,500.00
		(1,316.00)
ATTEST:	FY21 Budget remaining	4,184.00

Secretary

President

Date _____

Date _____

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

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, Larry _____ Torres, Joe _____ Wasowski, Anne _____

Gregory Roby

From: Angi Dombroski <adombroski@chadwickwashington.com>
Sent: Thursday, October 7, 2021 9:15 AM
To: Gregory Roby
Cc: Erin Moran
Subject: Fairlington Villages

[EXTERNAL EMAIL] This email originated from outside of Associa.

Dear Mr. Roby,

I have reviewed the following accounts which you advised are settled but maintain an outstanding balance:

00113-2032	Victor Su	2943 South Columbus Street	\$500.00
00112-8745	Joseph Blumka	4815-A South 28th Street	\$416.00
00113-6818	Daniel Alan Deitz	4902 South 29th Road #A2	\$400.00

As all three of them are beyond the three year statute of limitations for collection we would not be able to attempt to collect these funds. Our office recommends that the Board consider writing off the balances on these accounts as bad debt.

Sincerely,
Angi

Angi Dombroski, Paralegal | Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.
201 Concourse Boulevard, Suite 101
Glen Allen, Virginia 23059
P 804-346-5400 or 703-352-1900 | F 804-965-9919 | E adombroski@chadwickwashington.com



We are debt collectors and this communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

CONFIDENTIALITY NOTICE: This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately and delete the contents of this message