



North Fairlington

News

Historic Fairlington Villages

JANUARY 2022 VOL. 44, No. 1

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

Consider Running for Our Board by January 28

THREE OPEN POSITIONS

Three of the nine positions on the Board of Directors will be open for election at North Fairlington's Annual Meeting on Wed., March 30, 2022. Three Board of Directors seats will be up for election in 2022:

- ✓ Ward I
- ✓ Ward VI
- ✓ One At Large position.

The Ward I position currently held by Jessica Auston, the Ward VI position held by Melanie Alvord, and the At Large position held by Terry Placek, will each be up for 3-year terms.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community (three) and each ward (six). The positions are not

compensated. The Board typically meets the first Wednesday of each month at 7 p.m.

CANDIDACY CRITERIA

Candidates must own a unit in Fairlington Villages; be current with condo fee payments; and reside in the ward in which they are running, except for an At Large seat. Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Wed., Feb. 2 meeting.

Homeowners may obtain election rules at the Management Office. For more details on how to become a candidate or questions about the election process, please contact the Management Office or a Board member.

CANDIDACY PAPERWORK DUE JANUARY 28

To run for a Board position, file a required Candidacy Petition with 25 signatures of unit owners from any ward and an optional Candidate Statement, no later than Fri., Jan. 28 by 5:30 p.m. in the Management Office.

The 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. except for the dates as noted below.

Defining Our Boundaries

The Association will be retaining the services of a property surveyor company to update the Association's Site Survey file and to confirm whether the community's fencing is Fairlington's to maintain. The property survey should be completed by the end of March 2022. The process of conducting the survey will not affect residents in any way, but you may see contractors walking the property with survey equipment.

The Association's perimeter follows along King Street to the West, Interstate 395 to the South, Park Shirlington and Abingdon

Elementary School to the East, and The Arlington Condominium to the North. Approximately 75 percent of Fairlington Villages' perimeter is bounded by a discontinuous run of vintage chain-link fencing.

Assuming the fence surrounding Fairlington Villages' is its own responsibility to maintain, Management will prepare a comprehensive, multi-phased program to take place over the course of several years for the Board's consideration. That proposal will offer one or two materials replacement alternatives for the existing fence,

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IMPORTANT DATES

Management Office Closed

Fri., Dec. 31, New Year's Eve
Sat., Jan. 1, New Year's Day
Mon., Jan. 17, MLK Jr. Day

Trash Will Not Be Picked Up

Sat., Jan. 1, New Year's Day

Recycle Your Tree Curbside by 12 p.m.

Tues., Jan. 4
Thurs., Jan. 6
Tues., Jan. 11
Fri., Jan 14



PHOTO BY KAREN OLSON WEAVER

The Shade Garden before October 2021: plants were sparse and pedestrian pathways between buildings non-existent.



PHOTO BY DONNA VOLPONE

The Shade Garden near completion of the native plantings. Stop by to see its progress and gather inspiration.

Every Garden Deserves a Second Chance

The Grounds Committee and other Fairlington Villages gardeners volunteered more than 16 hours, to upgrade the Pilot Shade Garden at 2934 S. Columbus St., over the October holiday weekend. This next phase of the native plant initiative has been implemented to mitigate erosion and soil compaction where grass will not grow. Improvements included additional native plants, along with a pathway to allow mail carriers and residents to efficiently cross the area.

The Pilot Shade Garden, which was planted in the fall of 2019, demonstrates which native plants do best in the many shady, sloped environments we have in Fairlington Villages. These natives have evolved in this area to withstand weather extremes and have large

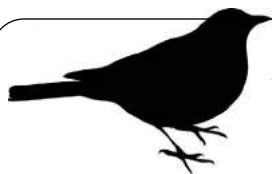
root systems that prevent erosion and break up compacted soils.

We hope this garden can be an asset to all residents who are looking to replace the English ivy, Japanese pachysandra, vinca, and other invasive ground covers that we, as a community, are trying to eliminate in common areas (foundation plantings) and patios. Plant species will be labelled, to assist you in purchasing, and we have suggestions for local nurseries that supply these plants at good prices.

Be sure to review the Landscaping Policy and Approved Plant List for Fairlington Villages online before you buy any plants: <https://fairlingtonvillages.com/wp-content/uploads/sites/647/2021/02/Landscaping-Policy-and-Approved-Plant-List.pdf>.

If you have further questions or would like to volunteer for our next “Happy Hour in the Garden” event, please email the Grounds Committee at grounds@fairlingtonvillages.com.

— Karen Olson Weaver
and Donna Volpone,
Grounds Committee members



A Green Thumb Is Not Needed to Go Green

It is easy being green! Save natural resources by going paperless. Sign up for email delivery of this newsletter today. Contact the Management Office for details.



PHOTO BY DONNA VOLPONE

Karen Olson Weaver and her dog Rounder share their gardening talents at 2934 S. Columbus St.

Board Selects High Sierra Pools as 2022 Pool Season Contractor

The Board of Directors selected High Sierra Pools to provide pool management, maintenance, and lifeguard services for the Association's six pools for the 2022 pool season at its Dec. 1, 2021, meeting. The contract's \$157,560 cost reflects both rising prices in the pool service industry and Virginia's recent minimum wage increases, and is \$5,075 less than the \$162,635 programmed for this contract in the Association's Fiscal Year 2022 (FY22) budget.

ABOUT HIGH SIERRA POOLS

High Sierra Pools was founded in 1992 and operates more than 700 pools for condominium associations and other clients in the Washington metropolitan area. The company plans to build on its previous 2021 experience in successfully operating a large number of pools during the COVID-19 pandemic, and intends to staff our six pools with a mix of domestic and international lifeguards during the 2022 pool season.

THE BIDDING PROCESS

The Board chose High Sierra to operate our pools following competition for a contract to succeed the agreement for pool maintenance and lifeguard services provided by Premier Aquatics, whose three-year contract ended in 2021. Six pool contractors were invited to bid on the Fairlington Villages contract and four contractors submitted bids: High Sierra, Premier Aquatics, Winkler Pools, and Sunset Pools.

As part of the bidding process, the Board conducted in-person interviews with the four contractors that submitted bids on the evenings of November 15 and 16. Board members asked each bidder to answer a standard, prepared list of questions to establish which contractor had the best plan for staffing and management of the Association's pool facilities. The Board made its decision to award the contract to High Sierra based on several factors, including cost, staffing plans,

pool management and customer service procedures, and the company's incentives for promoting lifeguard morale.

The Board is confident that the selection of High Sierra Pools will lead to a successful 2022 pool season and looks forward to working with the new contractor.

FY22 POOL EXPENSES

Besides the \$157,560 cost of the High Sierra contract, the FY22 budget includes an additional \$65,000 for routine pool repairs and supplies, including chemicals, Arlington County and City of Alexandria operating permits, and lifeguard safety equipment. When these expenses are added to the amount of the High Sierra agreement, the total 2022 cost of operating the Association's pools will be approximately \$223,000.

— Mark Johnson, Operations Manager,
and Harry Reem, Treasurer



PHOTO BY MARK JOHNSON

The pool offseason leaves room for summer dreaming; all of the pools have been covered for the winter as seen here.

Get Pool Season Updates with TownSq

You can get notices via TownSq on the latest news in Fairlington Villages such as pool hours or maintenance work.

You can pay your condo fee using TownSq.

You can make a request to the Management Office via TownSq.

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.

SURVEY

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in addition to the costs of repair back to its original specifications. This program will present an excellent opportunity to address the perimeter landscaping and consider other improvements such as installing monument signs.

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 state's current face mask status online: <https://www.virginia.gov/coronavirus/forwardvirginia/faq/>.

To Be with the Book Club on January 27

Please join the Book Club on Thurs., Jan. 27, at 6:30 p.m. at the Community Center for our book discussion of *Hamnet* by Maggie O'Farrell. The review from the Folger Shakespeare Library stated, "Anne and William Shakespeare's son Hamnet died in 1596, when he was 11 years old. ... *Hamnet* delves into his story and comes away with a lyrical and moving portrait of a family's grief."

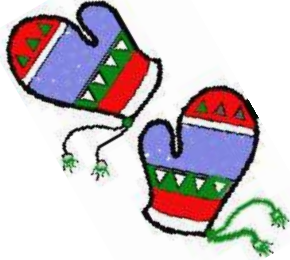
On Thurs., Feb. 24, at 6:30 p.m. we will discuss *The Book Woman of Troublesome Creek* by Kim Michele Richardson. The novel follows Cussy Mary, a packhorse librarian and her quest to bring books to the Appalachian community she loves.

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.

Learn Canasta on Wednesday

Players of all skill levels 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 for more details.



START THE YEAR WITH GENEROSITY
You can lend a helping hand to the Arlington Food Assistance Center in the New Year. Drop off nonperishable food items in the collection boxes outside of the Management Office during regular office hours.

Avoid a Tow! Collect Your 2022 Parking Decal

YOUR 2021 DECAL IS NOT VALID IN THE NEW YEAR

The shape of the 2022 parking decal is a pentagon. The 2022 decals are available at the Management Office. All Fairlington Villages 2021 parking decals in the shape of a circle expired 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.

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 rental 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](#). Do not towed; get your new decal today.

GET YOUR DECAL ASAP

We urge you to visit the Management Office at your earliest opportunity. Please wear your mask and practice social distancing when you visit. For safety, only one visitor or family will be admitted to the Office at any given time.

You can schedule an appointment to avoid waiting outside. 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. except for holiday hours. We will be closed on Fri., Dec. 31 for New Year's Eve and Sat., Jan. 1 for New Year's Day. We will also be closed Mon., Jan. 17 for MLK Jr. Day, but please do not wait that long!

Please call us at 703-379-1440 or email office@fairlingtonvillages.com to arrange a time to get your parking decal.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



A World of Thanks

As with years past, I hope you'll join me in a sincere expression of thanks to the volunteers serving on the Board of Directors, its standing Committees, and Ad Hoc Working Groups and Task Forces, all of whom remained steadfast in their commitments to the Association despite the exhausting and frustrating

conditions and limitations imposed these past two years by the COVID-19 pandemic.

Thanks also to the Association's vendors and contractors who serve up only the best each year, but all of whom have gone the extra mile during these difficult years to accommodate the Association's evolving needs.

And a Thank You to the entire Fairlington Villages' community for its continuing generosity to the Marines' Toys for Tots and the Arlington Food Assistance Center collections. Your collective efforts have added up to a sizable donation to those in need.

Please Observe the Holiday Trash Schedule

- Trash pickup will happen on Fri., Dec. 31.
- Trash will not be picked up on Sat., Jan. 1, so please hold your trash over the holiday weekend until after 6 a.m. on Mon., Jan. 3.
- Trash pickup will occur on Mon., Jan. 17.
- There is never trash pickup on Sundays.

Holiday Tree Disposal Begins January 4

Fairlington Villages participates in the tree recycling program with Arlington County to keep holiday trees out of the landfill; Capitol Services will haul trees on four days in January. Please hold your trees until collection begins on Tues., Jan. 4. Follow these easy steps:

- Place your tree curbside by 12 p.m.: Tues., Jan. 4; Thurs., Jan. 6; Tues., Jan. 11; and Fri., Jan. 14.
- For your tree to be recycled, Arlington County requires the tree be clean of any decoration.
- If you used a bag, remove the bag once you get the tree to the curb.
- If you live in an apartment building, please remove any needles and debris from the stairwell and hallways, as they are difficult for the cleaning crew to remove with their vacuum.

Leaf Removal Needs To Be Bagged

Contracted leaf removal on the property has been completed for the season. Throwing or raking leaves
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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
TownSq: <https://app.townsq.io/login>
Website: 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.

Celebrating Years of Service



PHOTO BY MARK JOHNSON

Fairlington Villages celebrates the good fortune of having so many extraordinary people on staff. We recognized three employee anniversaries in December 2021 and thanked them for their years of dedicated service to Fairlington. Pictured left to right: Office Administrator Victoria Gomillion for five years, Board President Terry Placek, Maintenance Technician Edgar Perez for 30 years, and Maintenance Technician Roberto Castillo for 20 years of service.

The News is published by
Fairlington Villages,
A Condominium Association

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GET SOCIAL WITH US

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Like us on Facebook
Follow @NFairlington

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, January 5, 2022

The following is the preliminary agenda for the Jan. 5, 2022, 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 – Dec. 1, 2021
- V. Old Business
 - A. Rules Violation – 2856 S. Buchanan St., C-2 (Noise)
- VI. New Business
 - A. Variance Request – 4835 S. 27th Rd. (Remove Load-Bearing Wall)
 - B. Shutter Replacement Ward VI
 - C. Property Surveyor Company
- 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 – Feb. 2, 2022
- 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.



Consider a Run for the Board of Directors

We encourage residents to consider running for the Board of Directors. Read about the open Board seats, candidacy criteria, and filing deadline in detail on page 1.

To run for a Board position, file a required Candidacy Petition with 25 signatures of unit owners from any ward and an optional Candidate Statement, no later than Fri., Jan. 28 by 5:30 p.m. in the Management Office.

Board Meeting Highlights

The Board held its regular meeting on Dec. 1, 2021. The following are highlights.

Old Business

A. Rules Violation – 2856 S. Buchanan St., C-2: On a motion made by Mr. Reem and passed unanimously 8-0, this matter was tabled until the January regular meeting of the Board to allow for further gathering of data.

B. Pool Contract: Mr. Torres moved the Board approve the proposal from High Sierra Pools for

pool management for the 2022 pool season at a total cost of \$157,560. Passed 8-0.

New Business

A. Workers' Compensation Insurance Renewal: Mr. Reem moved the Board authorize Holden

& Company Insurance to place Workers' Compensation Insurance for the period from Dec. 18, 2021, until Dec. 18, 2022, with the Hanover Insurance Group as outlined in the 2021-2022 Insurance Proposal dated Nov. 10, 2021. Passed 8-0.

MANAGER'S CORNER

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into the common area is not permitted at this time of year.

Please do not allow excessive leaves and debris to remain on the ground until spring, because it can kill the grass or provide a home for rodents. If you still have leaves in your yard, you must bag those leaves and take them to the curb for large/bulk trash pickup on Thursday.

Get Your Parking Decal to Avoid Being Towed in the New Year!

Your 2021 parking decal is no longer valid in 2022. If you are parking in a lot without a pentagon shaped 2022 decal, your vehicle is subject to towing without notice beginning Sat., Jan. 1, 2022. Please stop by or make an appointment with the Management Office first and remember to bring a copy of your current registration to get your 2022 decal.

Connect with Us Electronically

We actively encourage updates to email addresses to improve communication. If you have not provided your email address or if you do not know if it is current, you may self-manage your account through [TownSq](#) or call the Management Office at 703-379-1440.

You can also receive your newsletter as an email attachment, saving the paper and mailing costs.



You're on the team.

Keep Fairlington clean!

Drop household trash in the bin

Monday through Saturday from 6 a.m. to 9 a.m.

Except Jan. 1

Remember Ol' Man Winter



VINTAGE PHOTO BY GUY LAND

While none of us wishes to battle the snowfall of a Snowmageddon, we have made preparations for a typical snowfall in 2022. This vintage photo shows Fairlington employee Ken Thompson plowing snow from a parking lot in Ward 2 during the record snowstorm of December 2009.

In the event of snowfall, the goal is to remove snow promptly, but many factors determine how we approach snow removal. Typically, our priorities are as follows:

1. Clear streets so emergency vehicles can access the property.
2. Clear accessible areas of parking lots, building steps, and entrance walkways.
3. Clear snow from all other sidewalks.

4. Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite Rock Salt) to treat streets and magnesium chloride (Ice Melt) on sidewalks.


Above all, please be patient as we work to make our way through the weather event. Learn about our snow removal efforts in greater detail in the December 2021 issue of our newsletter.

North Fairlington News
 Fairlington Villages, A Condominium Association
 3001 South Abingdon Street
 Arlington, VA 22206

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 January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Ring in 2022 with a new parking decal! Your vehicle is subject to towing without one.					31 December OFFICE CLOSED TRASH PICKUP	1 January OFFICE CLOSED TRASH WILL NOT BE PICKED UP
2	3	4 Tree Recycling Place it curbside by 12 p.m.	5 Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	6 Tree Recycling Place it curbside by 12 p.m.	7	8
9	10 Grounds Committee 7 p.m. Virtual	11 Tree Recycling Place it curbside by 12 p.m.	12 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	13	14 Tree Recycling Place it curbside by 12 p.m.	15
16	17 MLK Jr. Day OFFICE CLOSED TRASH PICKUP	18	19 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	20 Architectural Control Committee 7 p.m. Virtual	21	22
23	24	25	26 Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	27 Book Club <i>Hamnet</i> 6:30 p.m. Community Center	28 Board Candidacy Paperwork Due by 5:30 p.m.	29
30	31	1 February	2 Board Meeting 7 p.m. Virtual Canasta Club 11:30 a.m. – 2:30 p.m. Community Center	3	4	5

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