

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION**  
**MINUTES OF THE**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**COMMUNITY CENTER**  
**March 2, 2022**

**Directors Present:**

Terry Placek	President and At-Large Director (Via Teleconference)
Melanie Alvord	Vice President and Ward VI Director (Via Teleconference)
Anne Wasowski	Secretary and At-Large Director (Via Teleconference)
Harry Reem	Treasurer and Ward III Director (Via Teleconference)
Philip Brown	Ward V Director (Via Teleconference)
Jessica Auston	Ward I Director (Via Teleconference)
Ed Stollof	Ward II Director (Via Teleconference)
Larry Straub	Ward IV Director (Via Teleconference)

**Also Present:**

Gregory B. Roby	General Manager (Via Teleconference)
Miguel Galvez	Facilities Manager (Via Teleconference)
Mark Johnson	Operations Manager (Via Teleconference)
Victoria Gomillion	Office Administrator (Via Teleconference)
Marcus Reed	Office Administrator (Via Teleconference)
Dave Bush	Recording Secretary (Via Teleconference)

**President Placek announced that due to the continuing nation-wide emergency caused by the Covid-19 (Corona) Virus, and the need to maintain social (safe) distancing between people, the meeting was being held entirely by teleconference.**

**I. Residents' Comments**

Alexandra Stephens, the homeowner residing at 2743 S. Buchanan Street, came before the Board to express her dismay at the negative tone and tenor of the conversation at the February meeting concerning aspects of filing for election as a Member of the Board. She stated she was sorry that Director Torres was not present to hear her remarks because she was appalled at the way he conducted the debate as well as the matters he brought up during the discussion.

Lisa Tillman, the homeowner residing at 2856 S. Buchanan Street, came before the Board to ask about procedures for reporting parking violations. She noted that there are at least two vehicles parked in the lot associated with her unit which do not display the proper stickers. Mr. Roby asked her to call him on Thursday and he would answer her questions.

## II. Special Order – High Sierra Pools

Alexander Zuchovich, Regional Manager for High Sierra Pools, the swimming pool service company contracted to manage Fairlington Villages' six pools, came before the Board to report on preliminary planning for the 2022 season. He reported that eight lifeguards are already hired and he expects to be fully staffed for the first time since the Pandemic began. The company will begin preliminary maintenance of all pools and he assured the Board that pools will open on schedule after Memorial Day.

## II. Call to Order

At 7:10 p.m. President Placek called the regular agenda to order.

## III. Establishment of Quorum

President Placek noted there was a quorum with eight members present by teleconference connection. She announced that At-Large Director Joe Torres would not be attending.

## IV. Approval of Minutes

### February 2, 2022 Regular Meeting

*Ms. Wasowski moved to approve the minutes of the February 2, 2022 regular meeting of the Board of Directors, as revised. Seconded by Ms. Alvord and passed (8-0-0).*

## V. Old Business

There was no Old Business on the agenda and none was presented.

## VI. New Business

### A. Spring Focal Bed Plantings

*Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Spring Focal Bed Plantings at a total cost of \$6,915.10 plus tax. Seconded by Ms. Alvord and passed (8-0-0).*

To be charged to Operating Account 6150 – Contractor Plantings

### B. Spring Mulch Program

*Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for the Spring Mulch Program at a total cost of \$36,812.50. Seconded by Ms. Alvord and passed (8-0-0).*

To be charged to Operating Account 6140 – Grounds Non-contract

### C. Pitched Roofs Replacement FY2022

*Mr. Reem moved that the Board of Directors authorize Management to contract with Northern Virginia Roofing for the FY2022 roof replacements, in accordance with the attached recommendation and proposal, at a total cost of \$351,260.00. The Calendar of Reserves Expenditures includes \$400,000.00 for this purpose in FY2022 and all of the funds are available. Seconded by Ms. Wasowski and passed (8-0-0).*

To be charged to Reserve Account 3700-2100 - Roofs

In response to a question posed by Director Straub, Mr. Reem stated that approximately 65-70% of roofs have been replaced since the program began.

## VII. Reports

President: Ms. Placek reported that Arlington County has a street Tree Preventative Maintenance Program now being undertaken in the Fairlington community with work now being performed in Fairlington Glen and Fairlington Mews and continuing to the other North Fairlington Villages. The program will then travel to Fairlington Villages beginning on a yet to be determined date. The program consists of tree pruning, some removals and general maintenance.

She announced that the free clothes swap will take place on March 26<sup>th</sup> in the Community Center parking lot (with a rain date of March 27<sup>th</sup>); the Annual Meeting is to be held on March 30<sup>th</sup>; and, the Spring Yard Sale will be held April 30<sup>th</sup>. She noted an owner recently requested that management develop and monitor a program for required dryer vent cleaning; because there is not the labor force available to properly conduct such a program, notices will be carried in the newsletter reminding owners and residents of the importance of annual vent cleaning as a safety measure.

She concluded by reporting that as recommended by the Strategic Plan to bid certain major contracts, management will be developing a Request for Proposal for trash removal services in the next few weeks and because the Management Services Contract expires in September there will be a bidding process for that as well.

Vice President: Ms. Alvord reported that the Working Group on Noise Abatement has begun work and is currently soliciting volunteers. The first meeting of the Group will be held Tuesday, March 15<sup>th</sup> and thus far there are 11 volunteers with more expected. One of the tasks of the Group is studying how to abate noise along the King Street corridor. To that end President Placek has written a letter to the Virginia Department of Transportation asking that there be a study of traffic signal placement and timing for lights between Quaker Lane and S. 28<sup>th</sup> Streets to seek ways to limit large vehicle idling engine noise. The Group will also be studying other noise disturbances such as leaf blowing.

**Articles for the April 2022 Issue of the *North Fairlington News*:** The Board reviewed items to be included in the April 2022 issue of the *North Fairlington News*.

Treasurer: Mr. Reem reported that the Fiscal Year 2022 fourth month financial report showed a \$97,603 excess of income over expense, however he cautioned that over time this figure will undoubtedly diminish. He also reported that \$750,000 has been placed in short term Certificates of Deposit. He concluded by reporting that Arlington County has implemented a new water and sewer rate structure to replace the flat rate structure now in place. He noted the Fiscal Year 2022 Budget took this new rate structure into account and there should be little if any negative financial impact when it is implemented.

Secretary: Ms. Wasowski thanked the staff for making sure that the Notice of the Annual Meeting and Election was mailed on time, noting that it was mailed on Friday, February 25<sup>th</sup> which was well within the time prescribed by the Bylaws. She reported the Elections Panel will be meeting as needed this month to preregister ballots as they are received. She concluded by reminding the Board that the Spring Yard Sale will take place on April 30<sup>th</sup> and that volunteers are needed to assure the event is successful.

Committee Reports: There were no committee reports, other than those in writing, and there were no questions from the Board.

Management's Financial Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Project & Status Report: There were no reports, other than those in writing, and there were no questions from the Board.

Office Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Facilities Report: There were no reports, other than those in writing, and there were no questions from the Board.

Operations Report: There were no reports, other than those in writing, and there were no questions from the Board.

### **VIII. Establishment of Next Board Meeting**

The next regular meeting of the Board will be held Wednesday, April 6, 2022.

### **IX. Adjournment of Meeting**

*Ms. Wasowski moved the Board adjourn the meeting of March 2, 2022. Seconded by Mr. Reem and passed (8-0-0).*

President Placek adjourned the meeting at 7:31 p.m.

A handwritten signature in black ink, appearing to read "A. Masushi". The signature is written in a cursive style with a large initial "A".

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Secretary  
Fairlington Villages, a Condominium Association

