



North Fairlington News

Historic Fairlington Villages

JUNE 2022 VOL. 44, No. 6

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Annual Budget Process Begins; Budget Forum on July 26

Fairlington Villages' budget process for Fiscal Year 2023 (FY23), which runs from Oct. 1, 2022 to Sept. 30, 2023, has begun. The annual Homeowners' Budget Forum will be held in the Community Center at 7 p.m. on Tues., July 26. If homeowners do not wish to attend the Forum in person, they will also have the option of participating virtually.

The Forum is an interactive setting that includes review of the draft FY23 budget and the Association's fiscal priorities, and homeowner comments and questions on projected operating and reserve spending. For a discussion of items covered by your condo fee, see the article "Fiscal Year 2023 Budget Process Begins — Do You Know What Your Condominium Fees Pay

For?" on pages 1-2 of the [May 2022 North Fairlington News](#).

CONDO FEES

In accordance with condominium industry best practices, the Association has traditionally programmed small annual condo fee increases to avoid large single-year fee hikes and special assessments — Fairlington Villages has never had a special assessment in its 45-year history. Although FY21 condo fees were not raised because of the COVID-19 pandemic's unprecedented challenges, we could afford to keep fees flat for only one fiscal year. Fees increased by 1.5% in FY22 to cover rises in

operating costs and implement our Reserve Study's recommendation that reserve contributions increase by 1% each year to fully fund our reserve account and execute major programs such as roof and backyard fence replacement, masonry repairs, and parking lot and pool house renovations. The previous several fiscal years' increases were 1.06% (FY17), 1% (FY18), 1.3% (FY19), and 2.3% (FY20).

Although we will be unable to limit FY23's fee increase to recent fiscal years' 1-2% range, we should aim for a target of about 4-5%.

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During FY23 we face a new financial challenge — the highest United States inflation rate in 40 years. As of this writing, inflation, which is currently running at an annual rate of 8.3%, impacts all

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The Nature of Noise and Other Things Learned on the Walk-Through



PHOTO BY GUY LAND

Our Spring Walk-Through included members of the Grounds Committee, Management staff, invited guests, and residents.

Did you know that noise does not travel in a straight line, but rises and spreads like soap bubbles? Mechanical engineer and noise consultant Walter D'Ascenzo shared that fact to explain why it is so challenging to deal with noise disturbing Fairlington Villages homes near busy roads. D'Ascenzo joined the Spring Grounds Walk-Through for a look at buildings that abut King Street where residents are experiencing an increasing level of road noise.

The Grounds Walk-Through is a long-time tradition that was suspended for more than two years during the pandemic. Led by the Grounds Committee, Management staff, and representatives of our landscaping contractor, Lancaster Landscapes, the Walk-Through on April 23 highlighted two topics of interest along

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Commission Seeks Members for June 21 Meeting

The Special Commission on Potential Architectural Changes in Fairlington Villages (SCOPAC) was established in May. This new commission was created in response to owners' interest in making structural and architectural changes to their units; as well as concerns voiced by other owners about the impact of such changes on liability, monthly condominium assessments, adherence to structural

integrity, shared area encroachment, and landscaping. Ward V Director Philip Brown will chair SCOPAC.

The first SCOPAC meeting will be held on Tues., June 21, at 7 p.m. via Zoom. If you would like to join or need more information, please email SCOPAC@fairlingtonvillages.com.

Read the SCOPAC charter online at <https://fairlingtonvillages.com/ad-hoc-working-groups/>.

BUDGET FORUM

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parts of our operations, but especially areas that have significant gasoline and other energy-related costs. FY23's budget must address these trends. **Although we will be unable to limit FY23's fee increase to recent fiscal years' 1-2% range, we should aim for a target of about 4-5%.** An increase in this range is well below the inflation rate, but should allow us to fund operations at current levels while increasing reserve contributions by 1%.

KEY DATES

Key dates in the FY23 budget preparation process include:

May 2 – May 25: Board members and committee chairs provide budget inputs to the Association Treasurer and General Manager.

May 26 – June 17: Treasurer and General Manager prepare the draft budget using Board members' and committee chairs' inputs.

June 20: Draft Treasurer's/Management budget sent to committee chairs and Board for preliminary review.

July 6: Treasurer presents draft Treasurer's/Management budget at Board meeting and Board approves and/or amends budget.

July 11: Draft budget as approved/amended by Board is mailed

to homeowners for review and used as the basis for discussion at the Homeowners' Budget Forum.

July 26: Homeowners' Budget Forum at 7 p.m. to discuss the budget. The Forum will be conducted at the Community Center and virtually; access instructions will be provided.

July 27: Final draft budget incorporating comments from the Homeowners' Budget Forum is sent to Board members.

All homeowner comments are included in the budget or addressed in the Treasurer's presentation at the Aug. 3 Board meeting.

August 3: Board approves final budget at its monthly meeting. The Management Office will prepare a copy of the final budget and mail payment coupons and a budget information letter to homeowners **no later than Aug. 31, 2022.**

ATTEND AND ADVISE

Please plan to join us and participate in the upcoming annual budget discussion and forum. The Board welcomes the advice and suggestions of all homeowners.

— Harold Reem and Melanie Alvord

Dive Into the 2022 Pool Season

The Association, along with its new pool contractor High Sierra, is excited to be back to normal for the 2022 pool season. The regular pool rules are in effect this season with minor changes, including a guest pass limit of four guest passes per household per day to reduce the possibility of crowding. See the complete listing of rules and regulations on pages 9-10 of the [May 2022 North Fairlington News](#).

New this summer is the addition of a ping pong table at Pool 5 and the return of the foosball table at Pool 3. The bathhouse remodel at Pool 5 features a new entrance and fully accessible bathrooms. The Pool 5 renovation is the first of six bathhouse remodels taking place over the next several years.

If you have ideas on how to improve the pool experience for our residents, plan to attend the Pools Committee virtual meeting on Wed., June 22, at 7 p.m.

Please remember to take your Fairlington ID card to the pools!

Fairlington Shares Freely

Fairlington Shares is a gift group for residents of Fairlington and our immediate neighborhoods to post online any free items they no longer want or to ask for items they need. These "gifts" come in all shapes and sizes. The group rules are simple:

1. You must be a resident of Fairlington, Fairlington Towne, Shirlington or Park Fairfax
2. Items must be free.

The group keeps items out of landfills, supports our neighbors, and creates stronger connections within the community. Join Fairlington Shares by answering the membership question at: <https://www.facebook.com/groups/614034116455118>.

We Need You to Keep our Activities Active!

THANK YOU

A bushel of thanks to Joe Torres and Mireille Pioppo for chairing the Activities Committee during the pandemic.

SEEKING A CHAIR

Fairlington Villages needs a chair — or co-chairs — for the Activities Committee, as well as volunteers to help run our events. The Activities Committee organizes community-wide special events,



which includes the Yard Sale, holiday parties, and more. Please note, Activities volunteers are not required to participate in every event, only the ones you choose, and for a time block of your choosing. If you like get-togethers, throwing parties, generating event themes, or decorating, you will be at home here. Parents are encouraged to join to facilitate events of interest to children and families.

PLANNING THE 4TH PARADE

Plans are underway for a 4th of July Parade with much discussion as to what is feasible in the absence of a chair (or co-chairs) and volunteers for the Activities Committee.

We hope you will resolve to maintain the special place North Fairlington is known for by lending a hand! For more information or to join this committee, please call the Management Office at 703-379-1440 or email activities@fairlingtonvillages.com.

Spring for a Yard Sale



PHOTOS BY GUY LAND

Thanks to everyone that came out to sell and buy at our Spring Yard Sale. A special thanks goes to the volunteers that helped set-up, check-in, and close-out the event: Alan B., Chris B., Mireille P., Pat H., Sharon B., and Susan T.

WALK-THROUGH

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the perimeter of our 93.3 acres.

We recently commissioned a professional land survey to confirm the boundaries of our property. The Walk-Through included showing some of the survey markers and an explanation of how the survey was conducted.

In discussing the road noise along the perimeter, D'Ascenzo asserted that installing sound walls or adding more trees and shrubs does little to dampen road noise, especially for the second and third floors of our buildings. D'Ascenzo explained why barriers are mostly ineffective. There is hope, however

— D'Ascenzo said specific types of windows or a new type of specialty window insert can significantly reduce noise inside.

Many residents along King Street feel that road noise — especially from vehicles made louder by modified exhaust systems — has increased significantly in recent years and often interferes with their daily lives. Their concerns prompted discussion of the potential to address noise with perimeter barriers, which led to the formation of the [Noise Abatement Working Group](#).

Other highlights of the Grounds

Walk-Through included two projects that are improving ground absorption of rainwater that causes erosion: a pilot project shade garden and one of our eight rain gardens. Management and Lancaster Landscapes also pointed out some trees that pose risks because they are invasive or unhealthy and explained plans for removing and replacing them.

All residents are welcome to join the Grounds Walk-Throughs. Whether you are a newcomer to our community or have been here for years, you will always learn something new.

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 face mask status: <https://www.vdh.virginia.gov/corona-virus/protect-yourself/masks/>.

Sport a new suit at Canasta on Wednesday

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each 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.

Climb Aboard the Friday Night Tennis Ladder

The Tennis Committee invites you to participate in the No-host Friday Night Ladder events every Friday from 7 – 10 p.m. on North Fairlington Main Courts 1, 2, and 3 through Oct. 7. Ladder players can contact each other to schedule and play matches at their convenience.

If you want to join or find out more, email tennis@fairlingtonvillages.com. Provide the following details to join the Ladder: name, preferred phone number and email; skill levels include Beginner, Intermediate, Advanced, Tournament Level, and Division. Mixed doubles are available.

We look forward to seeing you on the courts, and good luck!

Court Courtesies

If you are heading to the courts, please remember to take your 2022 Fairlington Villages ID card and sport appropriate tennis apparel.

Court Reservation Tool: Skedda

If you want to guarantee time on the court, use our online booking

Take your 2022 Fairlington Villages ID card to the Courts or Pools.

tool with Skedda. Please email the Management Office at office@fairlingtonvillages.com with your name, address, email, and telephone number. Upon verification, you will get an email from Skedda inviting you to register.

It Would Be Criminal to Miss the Book Club on June 23

Please join us on Thurs., June 23, at 6:30 p.m. at the Community Center to discuss Trevor Noah's *Born a Crime: Stories from a South African Childhood*. *The New York Times* best-seller is a "compelling, inspiring, and comically sublime story of one man's coming-of-age, set during the twilight of apartheid and the tumultuous days of freedom that followed."

Our July 28 book discussion will be on *Project Hail Mary* by Andy Weir. This science fiction novel follows science teacher, Ryland Grace, as he awakens from a coma with a mission to save Earth.

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.

Celebrate the 4th of July with Our Annual Parade

Stay tuned for details via [TownSq](https://www.facebook.com/TownSq), www.fairlingtonvillages.com, and our other social media channels.

Growing Sales and Thanks with the Grounds Committee

This year's Plant Sale was one of our most successful. Historically, the Plant Sale has focused on encouraging residents to incorporate the offered plants into their landscapes. This year's Sale included a variety of annual and native plants; volunteers reported an increased interest in and support for native plants. The Grounds Committee provided "HelpDesk" cards from the Master Gardeners' Arlington/Alexandria Extension Office so people would have ongoing assistance at their fingertips. All unsold plants will be installed by Management in common areas.

Many thanks to Mark Johnson and other Management staff, and Grounds Committee members and volunteers: Angel Welsh, Angela McNamara, Anne Wilson, Karen Olson Weaver, Kathy McGarril, Linda Barnett, Linda Robinson, Lynn Feinberg, Sharon Burd, and Stephanie Buchner.



PHOTO BY GUY LAND

Fairlingtonians found plenty to dig at the Spring Plant Sale.

 **Manager's Corner**
Gregory Roby, General Manager, CMCA®, PCAM®



Spring Clean Your AC

Did you know that the maintenance of your air conditioner condensate line is your responsibility, even if the line is outside of your unit? The condensate line takes water removed from the humid air from inside your unit to the outside. If a contractor performed spring maintenance on your unit and cleaned

the coils, your condensate line is probably fine. However, if you only changed the filter, the condensate line may clog. If it does back up and there is damage to your unit or a neighbor's unit (many condensate lines run through neighboring units), you may be liable for those damages.

Algae, dust, or dirt can build up inside the condensate line and force condensation water from the air handling unit to back up into the building, rather than flowing out through the condensate line. If your unit has not been cleaned recently, it may be cost effective for you to have a contractor clean the line. Some "home" remedies that work include pouring a cup of bleach OR ammonia OR a small bottle of club soda into the line. **CAUTION: do not use bleach and ammonia at the same time!**

Provide 15 Feet for Safe Summer Grilling

Summer fun includes cooking outdoors with family and friends. Fairlington residents who share in this favorite pastime must 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.

Save the Date and Participate on July 26

Plan to attend the Homeowners' Budget Forum on Tues., July 26, at 7 p.m. in the Community Center. The Forum will be accessible virtually as well.



PHOTO BY
CAROL BELL

Starting Saturday, June 18

All Pools will be open daily from 11 a.m. – 8 p.m.

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](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.

Please, Have a Seat



PHOTO BY MARK JOHNSON

As a demonstration of gratitude for its long-standing relationship with Fairlington Villages, Lancaster Landscapes regularly contributes to a community project. Recent examples include the Abingdon Elementary School plaza entrance and the Memorial Garden. This year, Lancaster donated a renovated planter and bench outside the Community Center.

The News is published by
Fairlington Villages,
A Condominium Association

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WORKING GROUPS

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nawg@fairlingtonvillages.com
Special Commission on Potential
Architectural Changes: Philip Brown
scopac@fairlingtonvillages.com

GET SOCIAL WITH US

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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, June 1, 2022

The following is the preliminary agenda for the June 1, 2022, Board of Directors meeting at 7 p.m. The meeting is hosted from the Community Center. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the monthly meeting virtually. Details for virtual attendance should be confirmed with the Management Office the week prior to the meeting: email office@fairlingtonvillages.com or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – May 4, 2022
- V. Old Business
- VI. New Business
 - A. Variance Request – 4638 S. 31st Rd. (Remove Load-Bearing Wall)
 - B. Variance Request – 4818 S. 28th St. (Remove Load-Bearing Wall)
 - C. Variance Request – 3047 S. Buchanan St., A-1 (Remove Load-Bearing Wall)
 - D. Painting Ward I
- 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 – July 6, 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.

A Spring Sale for All Ages



PHOTOS BY GUY LAND
A gorgeous spring day brought out several bargain hunters to the Yard Sale in April, as well as a pop-up jewelry shop.

Board Meeting Highlights

The Board held its regular meeting on May 4, 2022. The following are highlights.

New Business

A. Variance Request – 4855 S. 28th St. – Convert Attic to Living Space, Remove Several Non-Load-Bearing Walls, Install Outdoor Spigot, and Install HVAC Exterior Vent Cover: Mr. Torres moved the Board approve the variance request to convert the attic to living space, remove several non-load-bearing walls, install an outdoor spigot, and install an HVAC exterior vent cover, in accordance with the specifications outlined in the variance request. Passed 7-2.

B. Ratification of Unanimous Written Consent in Lieu of a Meeting Tuesday, April 26, 2022 (Variance Request – 3073 S. Buchanan St., C-2): Ms Wasowski moved the Board hereby ratifies said action for purposes of the record. Passed 9-0.

C. Standing Board Practices and Procedures, 2022-2023 Board Year: Ms. Lankford moved that the Board adopt procedures for the conduct of monthly Board meetings and the transaction of Association business during

the 2022-2023 Board year. These procedures shall remain in effect until amended by a majority of the Board, upon motion and second, at any regular or special meeting of the Board. By unanimous consent the Board may temporarily waive any procedure specified in this resolution. Passed 9-0.

D. Revised Tree Removal Policy: By unanimous consent this item was withdrawn from the agenda and will be included on the agenda for the regular meeting in June.

Thank You Terry Placek!

Terry Placek has been a leader in the Fairlington Villages community for more than 40 years. Her leadership role has changed recently, but she continues to give generously of her time in volunteer roles that are critical to running a condo association.

An original owner and resident of Fairlington Villages since 1977, Terry was a member of the Board of Directors from 1986-2022 and Board president for a number of years. She also served on several committees and held other Board positions.

Terry worked with a small group of residents in a community-wide effort involving Fairlington Villages and the six condominium associations in South Fairlington to have the Fairlington Historic District listed on Virginia Landmarks Register (1998) and the National Register of Historic Places (1999).

In her role as president of the Fairlington Historical Society (FHS), Terry has worked to preserve Fairlington's history and to educate Fairlington and other local communities on the significance of Fairlington's architectural heritage and past. Fairlington Villages has benefitted, and continues to benefit, from Terry's ongoing service with the FHS.

Over the past several decades, Terry has contributed countless hours of her time to Fairlington Villages and the Fairlington community. Moving on from her Board role this year, Terry has volunteered as a member of the Grounds and Communications and Technology Committees, and the Noise Abatement Working Group.

Thanks Terry! Your community is fortunate to have you as our neighbor and grateful for your past and continued service!



PHOTO BY GUY LAND
Terry Placek helping distribute treats on behalf of the Easter Bunny in 2020.

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

STOP SPEEDING
BEFORE IT STOPS YOU

FACT: For more than two decades, speeding has been involved in approximately one-third of all motor vehicle fatalities. In 2019, speeding was a contributing factor in 26% of all traffic fatalities. Source: National Highway Traffic Safety Administration [nhtsa.gov](https://www.nhtsa.gov)

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 June 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 June Board Meeting 7 p.m. Hybrid Canasta, 11:30 a.m. Community Center	2	3 Tennis Ladder 7 – 10 p.m. Main Courts	4
5	6 Grounds Committee, 7 p.m. Virtual	7	8 Canasta Club 11:30 a.m.–2:30 p.m. Community Center	9	10 Tennis Ladder 7 – 10 p.m. Main Courts	11
12	13	14	15 Canasta Club 11:30 a.m.–2:30 p.m. Community Center	16 Architectural Control Committee 7 p.m. Virtual	17 Tennis Ladder 7 – 10 p.m. Main Courts	18 All Pools Open Daily 11 a.m. – 8 p.m.
19	20	21 Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	22 NAWG, 7 p.m. Community Center Pools Committee 7 p.m. Virtual Canasta Club, 11:30	23 Book Club <i>Born a Crime</i> 6:30 p.m. Community Center	24 Tennis Ladder 7 – 10 p.m. Main Courts	25
26	27	28	29 Canasta Club 11:30 a.m.–2:30 p.m. Community Center	30	1 July Tennis Ladder 7 – 10 p.m. Main Courts	2
3	4 4th of July Parade OFFICE CLOSED TRASH PICKUP	5	6 Board Meeting 7 p.m. Hybrid Canasta Club 11:30 a.m.–2:30 p.m. Community Center	7	8 Tennis Ladder 7 – 10 p.m. Main Courts	9

Meetings conducted virtually unless otherwise indicated. Please contact the Office to confirm.