



# North Fairlington News

Historic Fairlington Villages

AUGUST 2022 VOL. 44, No. 8

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## Draft FY23 Budget Proposes 3.96% Increase in Condo Fees to Address Inflation Challenges

At its July 6 meeting the Board of Directors approved a draft \$8,461,064 budget for upcoming Fiscal Year 2023 (FY23), which begins Oct. 1, 2022. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 26 Homeowners' Budget Forum.

After several years in which there were condo fee increases of approximately 1-2% (FY17-20 and FY22) or no fee increase (FY21) due to COVID-19's unprecedented financial challenges to our homeowners, FY23's draft budget of \$8,461,064 raises fees by 3.96% in order to address the highest United

States inflation in 40 years. This rise is significantly lower than the current inflation rate, which is running at 9.1% per annum as of this writing, and meets the previously stated objective of limiting FY23's fee increase to no more than 4-5%. The increase will allow the Association to preserve its current level of community services, maintain full funding of our reserves in accordance with our 2019 Reserve Study Update's recommendations, and continue to accomplish critical reserve projects at an accelerated pace following pandemic-related slowdowns.

Operating expenses, which include all expenditures funding

the day-to-day operation of the community, increase by 5.8% (\$287,837) to \$5,279,599 in order to maintain our current level of community services. About one-fourth of this growth stems from a 7.9% (\$79,547) increase in payroll costs due to a 4.1% employee cost-of-living adjustment and a significant increase in health insurance costs. The cost of the master insurance policy covering our buildings also jumps by \$35,783 (8%) — an increase significantly less than 2022's industry-wide average rise of at least 10% for condominium associations, due in large part to Fairlington Villages' continuing

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## OLD GLORY RETURNS!



PHOTO BY GUY LAND

See more photos from the 4th of July on pages 4 + 5.

## Meet Our International Lifeguards and Pools



PHOTO BY LAURA VARGAS PACHECHO  
High Sierra Pools hired lifeguards from six countries. Introducing, from left to right: Sebastian Albavera Landa, Diego Steven Vlamizar, Patrik Belanec, Rawisara Chaichompoo, Jakub Kasak, Sasiwimon Testioen, Ahmet Can Zeytun, Ricardo A. Marquez, Phakpum Jantuen, (selfie) Laura Vargas Pachecho, and Safety Instructor Francisco Rodriguez in the middle wearing a hat.

Our pools have not been fully opened for two years; maybe it is time to get reacquainted.

**Pool 1, 3055 S. Woodrow St.,** provides a happy-go-lucky pool good for families with small kids. It has a toddler pool and offers a kid-friendly environment.

**Pool 2, 3025 S. Buchanan St.,** has everything. It offers a fun space  
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## BUDGET

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excellent claims history. Other projected FY23 increases in operating costs encompass a rise in the cost of general maintenance (9.2%), including an anticipated 27.3% increase in the cost of plumbing repairs, and increases in major service contract costs, including trash removal (3.5%), grounds maintenance (3.5%), janitorial service (4%), and the pool contract (7.6%).

These increases are partially offset by a small \$11,474 decrease (-1.1%) in water and sewer costs. FY23 water/sewer usage should remain relatively flat, and an estimated \$25,000 in annual savings due to correction of Alexandria sewer billing should offset Arlington (approximately 2.2%) and Alexandria (6.5%) FY23 water/sewer rate increases while providing an approximate 4% buffer to absorb unanticipated costs due to water leaks or other problems.

Condominium fee-funded reserve fund contributions are programmed to rise by \$31,098 (1%)

to \$3,140,865 in FY23. This increase stems from the Board's adoption of our 2019 Reserve Study Update's recommendation that reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls.

As was the case in FY22, FY23 reserve spending continues to accelerate following FY20 and FY21 pandemic-driven decreases that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example, masonry repairs and roof and backyard fence replacement. Proposed FY23 reserve spending totals \$4,171,855 and includes \$528,850 for parking lot replacement, \$200,000 for refurbishment of Pool House 1, \$876,000 for the third phase of backyard fence replacement, \$736,500 for

upgrades to multiunit apartment buildings' common areas, \$400,000 for slate roof replacement, \$420,000 for the final phase of our masonry repair project, \$200,000 for rotten wood replacement, and \$22,000 for information technology upgrades.

Condominium fees (\$8,279,075) will fund almost 98% of FY23's projected \$8,461,064 in spending, with other sources of income (\$181,989), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 2%. Anticipated interest income (\$72,500) is 14.7% (\$12,500) less than budgeted in FY22. Interest income, however, should increase in future fiscal years if the effort to combat inflation persists, and rates continue to rise from the extremely low levels maintained during the COVID-19 crisis' severe economic downturn.

The Board will approve the final FY23 budget at its Aug. 3, 2022,  
*continued on page 6*

## LIFEGUARDS & POOLS

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for kids to play, a toddler pool, and a single lap lane available at all times. Pool 2 is also heated!

**Pool 3, 4709-B S. 29th St.**, is the tween pool. Pool 3 has a basketball hoop and other water toys. Older kids can splash around and enjoy the water.

**Pool 4, 2848-B S. Buchanan St.**, is a great family-friendly space.

**Pool 5, 2985 S. Columbus St.**, presents the lap pool. Three lap lanes are available all day. There is not a baby/toddler pool at Pool 5.

**Pool 6, 2920 S. Dinwiddie St.**, features the quiet pool. Come and swim, nap, or meditate at Pool 6.

Please wear a swimsuit and take your Fairlington Villages ID card. Stay tuned for the pool survey coming at the end of the season.

## NAWG Is Driving to Address Vehicle Noise

The Noise Abatement Working Group (NAWG) is finalizing its review of potential King Street fencing options from Management and the landscaping recommendations from the Grounds Committee special Perimeter Plants Working Group that will be sent to the Board for consideration at its August meeting.

Due to recent changes adopted by the Virginia General Assembly, law enforcement can stop vehicles for excessive exhaust noise as a primary offense. Local municipalities

are devising strategies to enforce this legislation and bring relief to the neighbors recurrently affected by loud vehicle exhaust noise.

The City of Alexandria will cull data from 311 and 911 calls. Complaints can be made by residents online: <https://www.alexandriava.gov/Alex311>.

Arlington County residents can report ongoing and recurring loud exhaust issues online: <https://www.arlingtonva.us/Government/Departments/Police-Department/Traffic-Enforcement-Request>.

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### Cheering for New Chairs

Fairlington Villages is happy to announce new co-chairs for the Activities Committee. Chloé Duchaj and Katie Oblinsky are excited to help bring back activities after the pandemic pause.

## 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/>.

### Find Your Home with the Book Club on August 25

Please join us on Thurs., Aug. 25, at 6:30 p.m. at the Community Center to discuss *Homegoing* by Yaa Gyasi. Goodreads.com describes *Homegoing* as "extraordinary for its exquisite language, its implacable sorrow, its soaring beauty, and for its monumental portrait of the forces that shape families and nations."

Our Thurs., Sept. 22, book discussion will be on *The Lions of Fifth Avenue: A Novel* by The New York Times bestselling author Fiona Davis. This page-turner is a story of family ties, lost dreams, and redemption.

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).

### Cool Down with the Canasta Club on Wednesday

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each Wednesday from 10:30 a.m. to 1:30 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 more details.

### Play an August Game at the Friday Night Tennis Ladder

The Tennis Committee invites you to the No-host Friday Night Ladder every Friday from 7 p.m. to 10 p.m. on North Fairlington's 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](mailto:tennis@fairlingtonvillages.com). Please provide the following to join the Ladder: name, preferred phone number, and email; skill levels include Beginner, Intermediate, Advanced, Tournament, 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 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 Skedda, the online booking tool. Please email the Management Office at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) with your name, address, email, and phone number. Upon verification, you will get an email from Skedda inviting you to register.

## Independence Day Celebrations Return, Fairlington Style

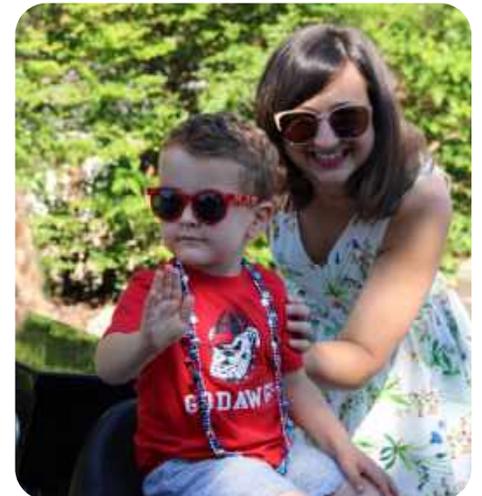
After a few years off, the 4th of July Parade, one of Fairlington's most beloved annual events, returned in full force. This year, hundreds turned out for the Parade in patriotic gear. Marchers were on foot, on leash, on bikes, or in strollers. At the after-party, residents enjoyed hotdogs from Swizzler's food truck, drinks, freeze pops, and temporary tattoos. Curious kids (and adults) inspected a police

cruiser, a rescue truck, and Fire Engine 109.

Many thanks to the Fairlington Citizens Association for its co-sponsorship again this year. A bucket of thanks to Alan Byroade for leading the Parade as Uncle Sam, Arlington's District 3 Police team, members of Fire Station 9, the Fairlington Historical Society, and the Fairlington Moms' Club.

The event would not have been

possible without the help from our Management Office and facilities staffs, and to many wonderful volunteers: Melanie Alvord, Jeannine Bender, Sharon Bisdee, Alan Byroade, Patty Clark, Mary Cusick, Nan Ficca, Pat Horvath, Ellen Kovar, Guy Land, Kate Lankford, Pamela Martin, Cora Monaghan, Sandra Moore, Harry Reem, Norma Reem, Susan Tatum, Anne Wasowski, and Janice Yeadon.



PHOTOS BY GUY LAND  
Fairlingtonians of all ages enjoyed the 4th of July festivities.



PHOTO OF GL BY EAGLE EYE MELANIE ALVORD  
Our famed photographer Guy Land takes a break to fortify himself before continuing to capture the celebration of the 4th of July.



### RED, WHITE, AND BLUE

Want to see these photos in color and save us money? Sign-up to receive this newsletter via email instead of snail mail. Simply email the Management Office at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

The News is published by  
Fairlington Villages,  
A Condominium Association

#### BOARD OF DIRECTORS

President, Ward VI Director  
Melanie Alvord  
mellie.ward6@comcast.net  
Vice President, Ward II Director  
Ed Stollof  
estollof1@gmail.com  
Secretary, At Large Director  
Anne Wasowski  
aw4fair@gmail.com  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
hnreem@comcast.net  
Ward I Director  
Kate Lankford  
ward1fairlington@gmail.com  
Ward IV Director  
Larry Straub 703-379-1739  
larrystraub93@gmail.com  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Karen Olson Weaver  
karen@olsonweaver.com  
At Large Director  
Joe Torres 703-705-8311  
Fairlington123@yahoo.com

#### COMMITTEE CHAIRS

Activities: Chloé Duchaj and Katie  
Oblinsky  
activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
Communications/Technology:  
Carol Bell  
comm@fairlingtonvillages.com  
Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
Pools: Marya Hynes  
pools@fairlingtonvillages.com  
Tennis: Soleil You  
tennis@fairlingtonvillages.com

#### WORKING GROUPS

Noise Abatement Working Group:  
Melanie Alvord and Anne Wasowski  
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, August 3, 2022

The following is the preliminary agenda for the Aug. 3, 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](mailto: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 – July 6, 2022 (Regular)
- V. Old Business
  - A. Parking Lot Engineering
  - B. Asbestos Policy
- VI. New Business
  - A. Ratification of Unanimous Written Consent in Lieu of a Meeting, Thursday, July 7, 2022, FY23 Budget Homeowners Draft Revision
  - B. FY23 Budget
  - C. Proposal of Perimeter Plantings from Noise Abatement Working Group
- 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. Other Business
- IX. Establishment of Next Board Meeting – Sept. 7, 2022
- X. 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.

### Management Office Contacts

For a complete list of contacts, see <https://fairlingtonvillages.com/contact/>

## BUDGET

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meeting. A copy of the budget, payment coupons, and a budget information letter will be mailed to homeowners in late August. Condo fees for individual units are assessed according to a unit's share of the Association's total equity. For example, a Clarendon II unit, Fairlington Villages' most common

unit type, represents 0.062% of total equity. Under the draft FY23 budget, Clarendon II owners would see a monthly increase of \$16 from the current fee of \$412 to \$428 (fees are rounded to the nearest dollar).

— Harold Reem, Treasurer

## Board Meeting Highlights

The Board held its regular meeting on July 6, 2022. The following are highlights.

### New Business

**A. Variance Request – 4815-B S. 28th St. – Remove a Load-Bearing Wall Between the Kitchen and the Dining Room:** Ms. Lankford moved the Board approve a variance to remove a load-bearing wall between the kitchen and the dining room, in accordance with the specifications outlined in the variance request. Approval is contingent upon the successful abatement of asbestos and submission of a report to that effect to the General Manager. Passed 9-0.

**B. Variance Request – 4855 S. 28th St., B-2 – Install Spigot:** Ms. Wasowski moved the Board approve a variance to install a spigot on the exterior of the unit, in accordance with the specifications outlined in the variance request. Passed 9-0.

**C. Replacement of Common Area Windows Wards I & IV:** Mr. Reem moved the Board authorize Management to contract with Nova Installations for the replacement of 59 windows in the common area hallways in Wards I and IV, per the proposal, at a cost not to exceed \$29,500. Passed 9-0.

**D. Porch Rails Replacement – Repairs:** Mr. Reem moved the Board authorize Management to contract with Koppers Fabricators, Inc., for the replacement-repair of porch rails, per the proposal, at a cost not to exceed \$26,780. Passed 9-0.

**E. Parking Lot Engineering:** At the request of Management this item on the agenda was held over for presentation at the August regular meeting of the Board.

**F. Proposed FY23 Budget:** Mr. Reem moved the Board approve, as amended, the FY23 budget distributed to Board Members and Committee Chairs Mon., June 27, 2022, increasing condominium fees by 3.97%, effective Oct. 1, 2022, and

summarized as follows: Total Expenditures \$8,461,064; Operating expenses \$5,279,599 and Reserve contributions \$3,181,465; Total Estimated Revenue \$8,461,064: Condominium fees \$8,279,425 and Other income \$187,639.

AND IT IS FURTHER RESOLVED that a copy of the FY23 budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 8-0-1.

The following motions to amend the draft budget were presented:

Expense Line Item 6160 (Tree Maintenance): Ms. Olson Weaver moved the Board approve adding \$9,700 to Line Item 6160 (Tree Maintenance) to fund a survey / database documenting the condition of 274 of the Association's largest trees. Passed 9-0.

Income Line Item 4100 (Fairlington Court Annual Fee): Mr. Torres moved the Board approve increasing the Fairlington Court Annual Fee by 3.97%. Seconded by Ms. Olson Weaver and passed on a Roll Call Vote (5-2-2) with Vice President Stollof and Directors Lankford, Olson Weaver, Straub and Torres in favor; President Alvord and Treasurer Reem opposed; and, Secretary Wasowski and Director Brown abstaining.

Spending Decrease – Employee COLA: Vice President Stollof moved that the Board approve setting the Employee COLA at 4.1%. Passed 9-0.

Spending Decrease – Water & Sewer: Treasurer Reem moved the Board approve reducing the Line Item concerning Water & Sewer by \$2,000 or an amount sufficient to balance the draft budget at a total amount of \$8,461,064. Passed 9-0.

**G. Insurance Renewal:** Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's insurance broker, to bind the policies recommended in the Executive Summary of its Insurance Renewal Proposal dated June 28, 2022, for coverage effective July 15, 2022, through July 15, 2023, at a total annual premium not to exceed \$484,374 comprised of the following coverages:

Package Policy (Greater NY, Building Limit \$302,721,250) \$402,999; Business Auto Coverage (Greater NY, Limit \$1,000,000) \$17,825; Primary Crime Coverage (Cincinnati, Limit \$9,4500) \$3,171; Excess Crime Coverage (CNA) \$740; Non-Profit D&O Liability (Travelers, Limit \$2,000,000) \$15,614; Primary Commercial Umbrella (Greater NY, Limit \$10,000,000) \$17,446; Excess Liability (Chubb Insurance Group, Limit \$15,000,000) \$22,180; Cyber Security (\$2,000,000) \$4,399; Annual Total: \$484,374. Passed 9-0.

**H. Asbestos Policy:** By unanimous consent the Board agreed to not take up this resolution and to place it on the agenda for the August meeting.

### Unanimous Consent Resolution: Item F Amendment

*On July 7, 2022, the Board Passed a Resolution of Unanimous Consent amending Item F, Proposed FY23 Budget, to include a 3.96% increase in condominium fees effective Oct. 1, 2022, and summarized as follows: Total Expenditures: \$8,461,064: Operating Expenses: \$5,279,599, and Reserve Contributions, \$3,181,465; Total Estimated Revenue: \$8,461,064: Condominium Fees \$8,279,075, and Other Income \$181,989.*

**North Fairlington News**  
 Fairlington Villages, A Condominium Association  
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 Arlington, VA 22206

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**8** *North Fairlington News*  
 August 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1 August</b>	<b>2</b>	<b>3</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>4</b>	<b>5</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>6</b>
<b>7</b>	<b>8</b> Grounds Committee 7 p.m. Virtual	<b>9</b>	<b>10</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>11</b>	<b>12</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b> Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	<b>17</b> NAWG, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>18</b> Architectural Control Committee 7 p.m. Community Center	<b>19</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> Pools Committee 7 p.m. Virtual Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>25</b> Book Club <i>Homegoing</i> 6:30 p.m. Community Center	<b>26</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>1 September</b>	<b>2</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>3</b>
<b>4</b>	<b>5</b> Labor Day OFFICE CLOSED <b>TRASH PICKUP</b> Pools 1, 3, 4, 6: last day 11 a.m. - 8 p.m.	<b>6</b>	<b>7</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>8</b>	<b>9</b> Tennis Ladder 7 – 10 p.m. Main Courts	<b>10</b>

Meetings subject to change, please contact the Management Office to confirm.