



North Fairlington News

Historic Fairlington Villages

SEPTEMBER 2022

VOL. 44, No. 9

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

Board Sets 3.96% Increase in Condo Fees for FY23

At its Aug. 3 meeting, the Board of Directors approved an \$8,461,064 budget for Fiscal Year 2023 (FY23), which begins on Oct. 1, 2022. Under the new budget Association spending, including operating expenses and reserve contributions, will rise by \$311,935 (3.8%) over the FY22 budget, while condo fees will increase by a slightly larger 3.96% due to a small projected decline in the Association's miscellaneous income.

The final FY23 budget is the same as the draft budget mailed to homeowners in July, and reviewed at the July 26 Homeowners' Budget Forum. Homeowners will receive a copy of the final FY23 budget, a summary of key budget components, and payment coupons in the mail by early September. New individual condo fee assessments for each unit type appear on page 2.

FY23 BUDGET PRIORITIES

FY23's budget priorities are threefold. First, programming operating funding to maintain our current level of community services while addressing the highest United States inflation

rate in 40 years (8.5% per annum as of this writing); second, maintaining full funding of our reserve account in accordance with the recommendations of our 2019 Reserve Study Update; and third, accomplishing critical reserve projects at an accelerated pace, including projects that were deferred or scaled back during the pandemic.

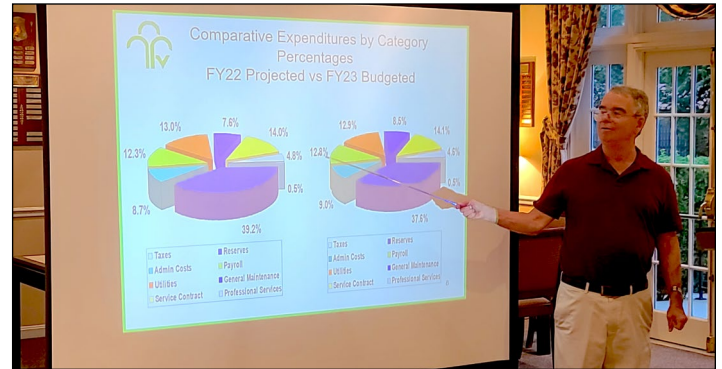


PHOTO BY MELANIE ALVORD

Association Treasurer Harold Reem presenting information at the Homeowners' Budget Forum in July.

are programmed to increase by \$287,837 (5.8%) to more than \$5.2 million in FY23.

Significant portions of this growth stem from a large, double-digit increase in the cost of employee health insurance, a \$15,000 (27.3%) increase in the cost of plumbing repairs due to a major expansion of the Association's plumbing maintenance responsibilities, and a \$35,783 (8%) rise in the cost of the master insurance policy covering

See the Condo Fee Assessments and article continued on page 2



Important September Dates

Labor Day, Monday, September 5
Management Office closed
Trash will be picked up

Last Days at the Pool: 11 a.m. to 8 p.m.
Monday/Sept. 5: Pools 1, 3, 4, and 6
Sunday/Sept. 11: Pool 5
Sunday/Sept. 18: Pool 2

Landscape Fertilization Schedule

September 19, 20, 21: Wards I, II, V
September 21, 22, 23: Wards III, IV, VI

OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-to-day operation of the community,

A New Asbestos Testing and Abatement Policy

Due to the serious health risks associated with asbestos exposure, the U.S. Environmental Protection Agency (EPA) established regulations applying to building renovations and demolitions in 40 CFR 61, "National Emission Standards for Hazardous Air Pollutants" (NESHAP) and Control Number

C71 Part 61, M, "Asbestos Applicability to Condo, Co-ops, & Lofts." This regulation requires the Condominium Association to ensure it is notified in advance when renovation or demolition of asbestos-containing building materials will occur within a unit and to report

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Condominium Assessment Payments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for Union Bank to post the payment to your Unit Account Ledger on or before the 16th day of the month. There are four payment methods available:

- **Legum & Norman/Associa ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your

personal bank on a variety of terms. It is imperative that you include your Fairlington Villages seven-digit account number on your payment to ensure prompt processing.

- **Credit Card or E-Check Offered Through Associa/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with Union Bank. You need to update this payment option in October to adjust for any increase in the assessment.
- **Coupon Payments by Check.** Payments must be accompanied by a payment coupon. Please also include your seven-digit FVAC Unit Account number on the check. Mail lock box payments by check to:

Fairlington Villages
c/o Legum & Norman, Inc.
P.O. Box 105771
Atlanta, GA 30348-5771

If you have any questions, please call the Management Office at 703-379-1440 or send us an email at office@fairlingtonvillages.com.

BUDGET FORUM

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our buildings — an increase significantly less than the industry-wide average of 10% or more due to the Association’s recent excellent insurance claims history. Most other operating expense categories will also increase, for example, employee pay due to a 4.1% cost-of-living adjustment, and service contract costs, including trash removal (3.5%), grounds maintenance (3.5%), janitorial service (4%), pool operations (7.6%), and the patrol service (13.6%).

In contrast to these increases, budgeted FY23 water and sewer costs, which comprise about 90% of our utilities expenditures, will decrease by 1.1% (\$11,474). After rising by 12.1% (\$110,000) in FY21 to cover significantly greater at-home pandemic consumption and as well as increases in Arlington

County and City of Alexandria water/sewer rates, the water and sewer budget has decreased as the pandemic recedes. In FY23, an estimated \$25,000 in savings due to an Association-identified correction in Alexandria sewer billing will offset continuing Arlington and Alexandria water/sewer rate increases.

RESERVE CONTRIBUTIONS

During FY21, to keep condo fees flat when our homeowners faced the COVID-19 pandemic’s unprecedented challenges, the Board reduced condominium fee-funded reserve contributions by \$128,217 (-4%) to offset a 2.5% increase in FY21 operating expenses. The FY22 budget resumed full funding of our reserve account in accordance with the recommendations of our

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Condominium Fees

By Type of Unit
Fiscal Year 2022 & 2023
effective October 1, 2022

TOWNHOUSE UNIT	% of Ownership	FY 22	FY 23
Georgetown	.0514915	\$342	\$355
Edgewood	.0638990	\$424	\$441
Clarendon II	.0620376	\$412	\$428
Clarendon	.0663770	\$440	\$458
Dominion II	.0800294	\$531	\$552
Dominion	.0856077	\$568	\$591
Arlington	.0893306	\$593	\$616

APARTMENT UNIT	% of Ownership	FY 22	FY 23
Braddock	.0421257	\$280	\$291
Braddock II	.0428068	\$284	\$295
Braddock III	.0371580	\$247	\$256
Braddock IV	.0371580	\$247	\$256
Braddock V	.0378391	\$251	\$261
Fairfax	.0527305	\$350	\$364
Richmond	.0514915	\$342	\$355
Staunton	.0545273	\$362	\$376
Bradford	.0539695	\$358	\$372
Berkeley	.0589372	\$391	\$407
Ashlawn	.0681797	\$452	\$470
Ashlawn II	.0570112	\$378	\$393
Sherwood	.0557722	\$370	\$385
Barcroft	.0619730	\$411	\$428
Barcroft II	.0582501	\$387	\$402
Barcroft III	.0594950	\$395	\$410
Hermitage	.0638990	\$424	\$441
Monticello	.0719025	\$477	\$496
Mt. Vernon	.0763065	\$506	\$526
Buckingham	.0594950	\$395	\$410

Board adopted Aug. 3, 2022

Can You Spot this Plant?

English Ivy (*Hedera helix*) is a highly invasive plant. When it grows vertically, it develops seeds/berries that are then deposited by birds and animals, resulting in uncontrolled growth. It harms trees, shrubs, and building masonry; it also harbors mosquitoes and rodents. English Ivy was planted on purpose to control erosion and as a ground cover in several locations throughout Fairlington Villages — years before we understood the harm to the ecosystem and the financial costs to the property, as well as to our county and city.

Fairlington Villages is now working to eradicate it through a multiyear project. If you see English Ivy growing vertically on a fence, wall, tree, or shrub, please notify the Management Office. And please — *do not* plant it in your patio or balcony!

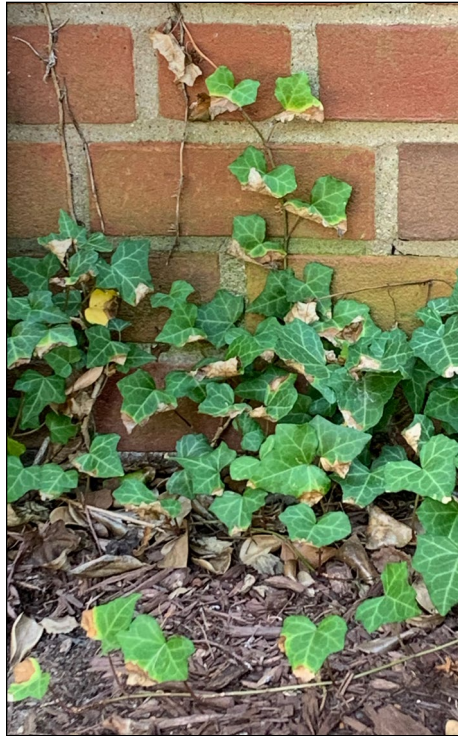


PHOTO BY ANGELA MCNAMARA
English Ivy climbing the wall.

Perimeter Fencing Project

At its July meeting, the Noise Abatement Working Group (NAWG) approved perimeter plantings for Phase 1 of the perimeter fencing project. The NAWG's support followed a vote by the Grounds Committee whose Perimeter Planting Working Group developed the proposed plan. Fairlington Villages Operations Manager is currently in the process of securing bids for the plan plantings and fencing for the Board's consideration. The NAWG's next meeting is on Tues., Sept. 27, at 7 p.m. in the Community Center.

You can review the [Landscaping Policy and Approved Plant List for Fairlington Villages online.](#)

ASBESTOS

continued from page 1

the test results to the VA Department of Environmental Quality or the EPA. Arlington County and the City of Alexandria have separate reporting requirements from the Commonwealth of Virginia.

The Association is aware that certain building materials, such as original vinyl flooring, attic insulation, and popcorn/textured ceilings used in the original construction of Fairlington Villages and during its conversion to a condominium in the 1970s, and/or joint compound manufactured prior to 1982, may contain asbestos. If you are contemplating renovation or demolition work that will disturb any of these surface types in any manner, **a licensed asbestos inspector must take a sample** of the surface for testing by an accredited lab and the unit owner must provide the asbestos test results to the Association **before renovation or**

demolition commences.

If the test results are positive for the presence of asbestos, a licensed abatement contractor must perform the removal of the asbestos material. General contractors are typically not licensed to perform the asbestos inspection, take asbestos samples, perform asbestos testing, or perform abatement. Real-time onsite asbestos sampling does not exist and at-home test kits are not permitted. Asbestos cannot be eyeballed; a physical sample must be retrieved and tested. A 24-hour expedited testing turnaround time is available through many licensed asbestos inspection companies via an accredited lab in Beltsville, MD.

Each unit owner in Fairlington Villages was mailed a copy of the Association's Updated Asbestos Policy, approved by the Board of Directors on Aug. 3, 2022. The new

policy will add time and cost to your home improvement project in the event of the discovery of asbestos. During the project planning phase, unit owners should consider the extra time required to perform necessary asbestos testing and abatement if it is discovered within their unit.

Failure to test for and abate asbestos prior to renovations can result in Federal and State Penalties, claims for consequential damages from impacted neighbors, and sanctions by the Association.

For more information, see the [EPA's Asbestos Frequently Asked Questions](#) online.

You may also contact the Management Office via email office@fairlingtonvillages.com or phone 703-379-1440 with specific questions on how the new policy may affect the approval of your Variance Request.

BUDGET FORUM

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2019 Reserve Study Update, and this continues in FY23. The 2019 study update states that condominium fee-funded reserve contributions should increase by 1% every fiscal year to fully fund reserve infrastructure projects such as slate roof replacement and building masonry repairs. In FY23, this 1% increase equals \$31,098, with total FY23 reserve contributions rising to over \$3.181 million when an additional estimated \$40,600 in reserve interest income is included in the total.

RESERVE EXPENSES

Following FY20's and FY21's pandemic-driven decisions to only focus on completion of slate roof replacement, masonry repairs, and other critical reserve projects required to maintain our major capital assets' integrity, the FY23 budget builds on current FY22 policy and emphasizes accelerated completion of projects that were deferred or scaled back during the pandemic while continuing to accomplish critical programs. Budgeted FY23 reserve expenditures total \$4,171,855 and include \$568,845 for parking lot renovation and repairs, \$360,000 for renovation of Pool House 1 and pool repairs, \$400,000 for slate roof replacement, \$876,000 for Phase 3 of backyard fence replacement, \$620,000 for wood trim replacement and the ninth and final phase of brick masonry repairs, \$122,500 for replacement of portions of the property's perimeter fence, and \$736,500 for renovation of our multiunit apartment buildings' common area hallways, windows, and doors. Our projected year-end reserve account balance is expected to decrease from approximately \$6.3 million at the end of FY22 to around \$5.3 million at the end of FY23.

Activities Around the Village

Be a Part of this Literary Pride on September 22

Please join us on Thurs., Sept. 22, at 6:30 p.m. at the Community Center to discuss *The Lions of Fifth Avenue: A Novel* by Fiona Davis. This historical novel traces a series of book thefts at the iconic New York Public Library, leaving two generations of strong-willed women to pick up the pieces.

On Thurs., Oct. 27, the book discussion will be on *The Club* by Ellery Lloyd, "a smart and sinister murder mystery set in the secretive world of exclusive celebrity clubs."

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.

Join Oktoberfest on September 24

Fairlington Oktoberfest will be celebrated on Sat., Sept. 24, at 6 p.m., at the Community Center parking lot, 3005 S. Abingdon St. Wear your lederhosen or dirndl and come enjoy music, a variety of German beer, bratwursts, and other traditional German fare. Please email activities@fairlingtonvillages.com if you are interested in volunteering for this historic celebration!

Try Your Hand at Canasta

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 for more details.

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 learn more, email tennis@fairlingtonvillages.com. To join, please provide your name, phone number, and email; skill levels include Beginner, Intermediate, Advanced, Tournament Level, and Division. Mixed doubles are available.

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

Use Skedda, the online booking tool, to guarantee court time. Please email the Management Office at office@fairlingtonvillages.com with your name, address, email, and phone number. Upon verification, you will receive an email from Skedda inviting you to register.

INCOME

FY23's \$8,461,064 budget will be funded by \$8,279,075 in income from condo fees (97.8% of the total) and \$181,989 in income from other sources (2.2% of the total). Other income, which is projected to decrease by 2% in FY23, includes estimated interest income on the Association's investments in certifi-

icates of deposit and U.S. Treasuries (\$72,500) as well as revenue from unit resale packets (\$25,000), rental of the Community Center and pools (\$28,000), late fees assessed on delinquent homeowner accounts (\$18,000), and services provided to the Fairlington Court Homeowners' Association (\$11,770).

— Harold Reem, Treasurer



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Assessment Increase Begins October 1

The Fiscal Year 2023 (FY23) budget adopted by the Board of Directors on Aug. 3, 2022, provides for a 3.96% increase of assessments effective with the Oct. 1, 2022, payment. A copy of the Final FY23 Budget and new payment coupons was mailed to unit owners in mid-

August. If you did not receive the mailing, please contact the Management Office.

Remember to Revise Your Automatic Payments

Please see the article on page 2 outlining the payment options available to pay condo fees.

Thank you in advance for making the payment amount adjustment as soon as possible so that your Oct. 1, 2022, assessment payment will be in the correct amount!

Open for Business on Saturdays

We welcome you to take advantage of Saturday hours, from 9 a.m. to 2 p.m., to conduct business at the Management Office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative staff are available on Saturday. If you need to speak with one of the managers, please contact the Office from 8:30 a.m. to 5:30 p.m. Monday through Friday.

Fall into Slow Speeds in Our Neighborhood

The passing of Labor Day signals the virtual arrival of fall. Back to school means children walking home, catching buses, or meeting with friends. Please remember that the South 30th Road circle is not an approved drop-off or pick-up location for students. Also be mindful of pedestrian and vehicular traffic around Abingdon School.

The cooler weather brings more joggers, walkers, and strollers in our outdoors-loving community. Please use care when driving in the neighborhoods.

Drop It in the Bin in the Morning

Please be kind to your neighbors who live near the trash container locations by respecting the rules and doing your part to make sure the locations remain tidy and unobtrusive. The placement of trash in containers located throughout the property is permitted from 6 a.m. to 9 a.m. on Monday through Saturday only—not on Sunday. This time restriction limits odoriferous waste sitting for prolonged periods,

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.

prevents overflow of the containers, and reduces noise from their operation.

If you have trash that cannot wait for disposal in the morning hours listed above, please use the 24/7 trash and recycling location behind the Management Office near the maintenance yard just after the intersection of 29th and Abingdon Streets, toward Abingdon school.



Use TownSq for Fee Payments

Register with TownSq to get updates and pay fees.

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.

The News is published by
Fairlington Villages,
A Condominium Association

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Joe Torres 703-705-8311
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Special Commission on Potential
Architectural Changes: Philip Brown
scopac@fairlingtonvillages.com

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, September 7, 2022

The following is the preliminary agenda for the Sept. 7, 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 – Aug. 3, 2022 (Regular)
- V. Old Business
- VI. New Business
 - A. Rules Violation (Noise)
 - B. Bad Debt Write Off
 - C. Noise Abatement Working Group Recommendations – Phase 1 Perimeter Fence Project
 - D. Grounds Committee Perimeter Planting Working Group Recommendations – Phase 1 Perimeter Fence Project
 - E. Retaining Walls
- VII. Reports
 1. Officers (President, Secretary, & Treasurer's Reports)
 2. Officers' 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 – Oct. 5, 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.

Fairlington Villages Staff Deserve Respect

We all have days that do not go the way we had hoped, that are stressful, or overwhelming — but please do not take your frustration out on the Fairlington Villages' staff. The staff works diligently every day to assist Fairlington Villages' owners, residents, potential residents, real estate agents, vendors, and others. They provide answers to questions, respond to and escalate

requests, take complaints, and facilitate pool passes and parking decals, to name just a few of their duties. They did not write the community's rules and have no authority to change them. Please show them respect and give them the courtesy and kindness they deserve.

**Be kind when possible.
It is always possible.**

— Dalai Lama

— Melanie Alvord, President,
Fairlington Villages

Board Meeting Highlights

The Board held its regular meeting on Aug. 3, 2022. The following are highlights.

Old Business

A. Asbestos Testing and Abatement When Removing, Replacing, or Disturbing Certain Finished Surfaces: Ms. Lankford moved the Board determines that requests to allow renovation, alteration, and/or modification of the interior of units which disturb certain finished surfaces described with more particularity below are subject to Article XV, Section 1 of the Bylaws and shall only be considered subject to a Variance Request; AND that the following policy be, and is hereby, adopted and shall govern the review, vetting, and approval by the Board of Directors, or its designated architectural control committee, of any variance contemplating the removal, replacement, or disturbance of certain finished surfaces in, on, about or within the Units of Fairlington Villages in which asbestos fibers have previously been found to exist. The Motion carried on a Roll Call vote of 7-0-1 with Mr. Torres abstaining.

New Business

A. Ratification of Unanimous Written Consent in Lieu of a Meeting on July 7, 2022, FY23 Budget Homeowners Draft Revision: WHEREAS, the Board acted by Unanimous Written Consent in Lieu of a Meeting on July 7, to approve scrivener revisions to the Resolution approved at the July 6 Regular Meeting approving the proposed FY23 budget for publication to unit owners. Mr. Reem moved the Board hereby ratifies said action for purposes of the record and to ensure an audit trail for approval of the FY23 Budget. Passed 8-0.

B. FY23 Budget Adoption: Mr. Reem moved that the Board adopt the FY23 budget, as published for comment and with amendments, if any, increasing condominium fees by 3.96%, effective Oct. 1, 2022, and summarized as follows: Total Expenditures of \$8,461,064: Operating expenses \$5,279,599, Reserve contributions \$3,181,465; Total Estimated Revenue of \$8,461,064: Condominium fees \$8,279,075, Other Income \$181,989. The Motion carried on a Roll Call vote of 8-0.

C. Ratification of Expenditures for July 19, 2022, Emergency Repairs to Storm Drain System: WHEREAS, the

General Manager, exercising emergency authority, engaged the services of PMG, Inc., to effect unbudgeted repairs to the storm drain system on July 19, at a cost of \$9,785; and, WHEREAS, such action was for the purpose of protecting the Association from loss as would be done by a person of ordinary prudence, in his own case, under similar circumstances: Ms. Wasowski moved the Board hereby ratifies said action for purposes of the record and to ensure an audit trail for the unbudgeted expenditure. Passed 8-0.

D. Tennis Court Repairs: Mr. Torres moved the Board approve the proposals from Sport Systems for repairs at tennis courts 6, 9, 10, 11, and 12 at a total cost of \$67,273. The Motion carried on a Roll Call vote of 5-4 with Mr. Brown, Ms. Olson Weaver, Mr. Straub, and Mr. Torres voting in the negative.

Prior to a final vote on the motion, there was a motion to table: Mr. Torres moved the Board table the resolution concerning Tennis Court Repairs. The Motion failed on a Roll Call vote of 3-5 with Ms. Alvord, Mr. Reem, Ms. Wasowski, Mr. Brown, and Ms. Lankford voting in the negative.

Prior to a final vote on the motion, there also was a motion to amend: Mr. Brown moved that repairs be made only to courts 9 and 10. The Motion failed on a Roll Call vote of 4-4-1 with Ms. Lankford abstaining and Ms. Alvord, Mr. Reem, Ms. Wasowski, and Mr. Torres voting in the negative.

E. Association Management Services: Mr. Reem moved that the Board approve the Fifth Addendum to the Management Agreement between Fairlington Villages, A Condominium Association, and Legum & Norman, for three (3) one-year extensions to the existing Management Agreement for the provision of Management Services from Oct. 1, 2022, to Sept. 30, 2025: FY23 Extension \$322,946.04, 0% increase; FY24 Extension \$329,405.04, 2% increase; and FY25 Extension \$339,287.28, 3% increase. Payroll Administrative charges will increase to \$1,886.25 per month in FY23 and be re-evaluated annually thereafter. The Motion carried on a Roll Call vote of 9-0.

F. Ratification of Unanimous Written Consent in Lieu of a Meeting on July 27, 2022 (Variance Request): Mr.

Brown moved, for purposes of the record, that the Board ratify its action by Unanimous Written Consent in Lieu of a Meeting on July 27, to approve the June 30, 2022, Variance Request from the owner of a Bradford unit to grandfather the conversion of the attic by a previous owner into living space. Passed 9-0.

G. Patrol Service Contract: Ms. Lankford moved the Board approve the proposal from Master Security for the following periods: Oct. 1, 2022, to Sept. 30, 2023: \$69,810.44; Oct. 1, 2023, to Sept. 30, 2024: \$73,297.91; and Oct. 1, 2024, to Sept. 30, 2025: \$76,969.20. Passed 9-0.

H. Tree Removals: Mr. Reem moved the Board approve the proposal from BrightView tree care at a total cost of \$8,392. Passed 9-0.

I. High Sierra COVID-19 Surcharge for Summer 2022 Pool Management Services: Mr. Reem moved that the Board approve a requested surcharge for Summer 2022 pool management services and that the General Manager be directed to negotiate that surcharge cost beginning with \$500 per pool and not to exceed \$750 per pool, for a total not to exceed \$4,500. The Motion carried on a Roll Call vote of 8-1 with Mr. Torres voting in the negative.

J. Variance Request – 2868 S. Buchanan St. – Grandfather the Installation of a Kitchen Vent: Mr. Brown moved the Board approve the Variance Request from the homeowner at 2868 S. Buchanan St. to grandfather the installation of a kitchen vent. Passed 8-0.

K. Variance Request – 2868 S. Buchanan St. – Grandfather the Freon Line Penetration of the Soffit: Mr. Brown moved the Board approve the Variance Request from the homeowner at 2868 S. Buchanan St. to grandfather a freon line penetration of the soffit. Passed 8-0.

L. 2022 Parking Lot Renovations – Engineering Services: Mr. Reem moved the Board approve the proposal from Pennoni Associates, Inc., for engineering services related to the renovation of parking lots 2 (3003-3023 S. Buchanan St.), 13 (3057-3073 S. Buchanan St.), 22 (4902-4922 S. 29th Rd.), and 45 (2826-2836 S. Abingdon St.), at a cost not to exceed \$75,000. Passed 8-0.

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

Presorted Standard
 U.S. Postage PAID
 Arlington, Virginia
 Permit No. 559



8 North Fairlington News
 September 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
LANDSCAPE FERTILIZATION SCHEDULE Location Wards I, II, V Wards III, IV, VI September 19, 20, 21 21, 22, 23				1 September	2 Tennis Ladder 7 – 10 p.m. Main Courts	3
4	5 Labor Day OFFICE CLOSED TRASH PICKUP Pools 1, 3, 4, 6: last day 11 a.m. - 8 p.m.	6	7 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	8	9 Tennis Ladder 7 – 10 p.m. Main Courts	10
11 Pool 5: last day 11 a.m. - 8 p.m.	12 Grounds Committee 7 p.m. Virtual	13	14 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	15 Architectural Control Committee 7 p.m. Community Center	16 Tennis Ladder 7 – 10 p.m. Main Courts	17
18 Pool 2: last day 11 a.m. - 8 p.m.	19	20 Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	21 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	22 Book Club <i>The Lions of Fifth Avenue</i> , 6:30 p.m. Community Center	23 Tennis Ladder 7 – 10 p.m. Main Courts	24 Oktoberfest 6 p.m., Community Center parking lot
25	26	27 Noise Abate- ment Working Group 7 p.m. Community Center	28 Pools Committee 7 p.m. Virtual Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	29	30 Tennis Ladder 7 – 10 p.m. Main Courts	1 October
2	3	4	5 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	6	7 Last of Season Tennis Ladder 7 – 10 p.m. Main Courts	8

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