



North Fairlington News

Historic Fairlington Villages

OCTOBER 2022 VOL. 44, No. 10

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

Board Approves Phase I of Perimeter Fencing Project

At its September meeting, the Fairlington Villages Board of Directors voted to approve Phase I of the Perimeter Fencing Project.

Phase I of the project will include:

1. Removal of foliage, pruning, and grounds preparation to create a work zone for the removal of the old fence and installation of the new fence.
2. The removal of the chain link fencing and installation
3. The removal of invasive plants and dead or declining trees to create better growing conditions for new plantings.
4. Drainage and erosion work in three designated areas.
5. Limited placement of wood chips to test their effectiveness and viability.
6. Plant replacements.

The six components for this project were competitively bid. The selected contractors for this project are BrightView, Invasive Plant Control, Lancaster Landscapes, and Long Fence.

Phase I of the Perimeter Fencing

Project is being undertaken as recommended by Fairlington Villages' 2019 Reserve Study and is being funded from the Association's Replacement Reserve Fund.

This project would not have been possible without the diligent work of the Noise Abatement Working Group that has been actively meeting and conducting research since March, the Grounds Committee's Perimeter Plants Working Group that provided the recommendations for the perimeter fence plantings and Fairlington Villages Management. We are appreciative of their time and dedication.

Phase I work is expected to begin in early October.

— *Melanie Alvord, President, Fairlington Villages*



Columbus Day

Monday, October 10

Management Office will be closed

Trash will be picked up

Get a Gold Star When You Get Your 2023 Parking Decal Early

The shape of the 2023 parking decal is a pentagram (5-pointed star)! The new 2023 decals are available at the Management Office starting Sat., Oct. 1.

All Fairlington Villages 2022 parking decals in the shape of a pentagram will expire on Sat., Dec. 31, 2022. As of Jan. 1, 2023, vehicles without a visible valid 2023 decal in the shape of a pentagram 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.

BEAT THE RUSH

Beat the end-of-the-year rush by visiting the Management Office early. To avoid waiting at the Office, you can schedule an appointment.

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. Please note,
continued on page 3



Noise Abatement Working Group Tackling Enforcement of Excessive Exhaust Law

The Noise Abatement Working Group's (NAWG) work to remediate noise along Fairlington Villages' perimeter continues with ongoing outreach to the City of Alexandria and Arlington County. Local law enforcement is now authorized to ticket drivers of vehicles outfitted with excessive exhaust systems. Not only do these vehicles emit more pollutants, but they are unreasonably loud and are affecting many Fairlington Villages residents' quality of life.

The NAWG's focus will continue to be on reporting incidents of excessive exhaust noise and requesting City and County intervention with signage and other means. With limited police availability, resources are being targeted to those

areas with the most complaints. The NAWG needs your help to reduce noise pollution along the perimeter of our property.

Alexandria residents can report excessive exhaust noise incidents online via [Alex311](#).

Arlington County residents can use the County's transportation complaint enforcement [request form online](#) to report incidents of excessive exhaust noise.

The NAWG's next meeting is on Tues., Oct. 25, at 7 p.m. in the Community Center. We welcome anyone who would like to learn more or become involved; please email the group at nawg@fairlingtonvillages.com.

— *Melanie Alvord, President,
Fairlington Villages*



Looking for 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 children's events, Wine & Cheese, a Summer Kick Off Party, 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.

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.



PHOTO BY JIM OSTROFF

Raking in Leaf and Yard Waste in November

**THURSDAYS AT NOON ON
NOVEMBER 3, NOVEMBER 10,
AND NOVEMBER 17**

Our landscape contract provides for the removal of leaves and yard waste from the common property. Removing leaves and yard waste from your patio is your responsibility. You may move loose leaves and yard waste to the common area for collection by the contractor, provided the contractor has not cleaned the common area. Collection will be on three Thursdays at 12 p.m.: Nov. 3, Nov. 10, and Nov. 17.

If collection has occurred, you will need to bag your leaves and

yard waste and take the bags to the street curb. Throwing leaves into the common area after the contractor has already collected for the season is unsightly and damages the turf.

We partner with our trash hauler, Capitol Services, to transport the yard waste to the Arlington County Trades Center where it is composted into black soil.

You can get free, brown paper bags from the Management Office. If you have questions about leaf or yard waste removal, please contact the Management Office by calling 703-379-1440 or send an email to office@fairlingtonvillages.com.

Get Timely Updates with TownSq

Get notices via TownSq on the latest news in Fairlington Villages such as water main breaks or maintenance work.

Pay your condo fee using TownSq. Make a request to the Management Office via TownSq.

Sign up with your account number:
<https://app.townsq.io/login>

Increasing Flood Resilience in Fairlington Villages

Prior to the 1930s, Arlington County was mostly farmland. Storm drainage was handled privately by landowners. From the 1930s to the 1950s, Arlington was the fastest growing county in the nation. The population tripled with the federal workforce boom during and after World War II.

This swift development caused extensive stream erosion and gullies. Streams and floodplains were filled in or paved over and 66% of streams were encased in stormwater pipes because there were no regulations protecting streams or floodplains at the time. Natural stream networks were so damaged they could no longer convey flood waters safely during storms.

As farmland became suburban neighborhoods, additional Arlington streams were put in underground pipes. New homes were built on top of old streams. After south Arlington and Alexandria flooded in the 1960s and '70s, a flood channel for lower Four Mile Run was designed and completed by the U.S. Army Corps of Engineers in 1980. Currently, approximately 42% of the County's land is impervious. Impervious surfaces, like roads, sidewalks, and buildings, do not allow water to soak into the ground, increasing the possibilities of flooding.

According to the National Climate Assessment (2018) and Arlington County's own study, warmer temperatures and more frequent storms of greater intensity and duration are likely. Both also predict acceleration of these impacts if greenhouse gas emissions continue unchecked.

For the past several years, Fairlington Villages has been applying preventive stormwater management practices in anticipation of these changes and with the assumption that prevention is more cost effective than addressing major damage when prevention has

not occurred. Stormwater management best practices already implemented include installing rain gardens, maintaining and expanding the native tree canopy, and addressing priority areas for erosion prevention. Fairlington Villages has increased the use of materials such as river rock to create swales that slow water flow and has also shifted to other landscaping approaches that mitigate the effects of flooding. These efforts will continue to be a major focus of Grounds Committee and other Association work.

For more resources and information on Arlington County's history in addressing flooding see A Flood Resilient Arlington at <https://www.arlingtonva.us/Government/Programs/Flooding>.

— Anne Wilson,
Grounds Committee member



PHOTO BY JIM OSTROFF
A Rain Garden is one example of how the Association is increasing flood resilience.

PARKING

continued from page 1

we will be closed on Mon., Oct. 10. Please call us at 703-379-1440 or e-mail office@fairlingtonvillages.com to arrange a convenient time for you to pick up your parking decal.

DECAL REQUIREMENTS

To be issued a 2023 parking decal:

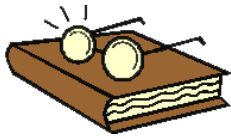
- Condominium assessments for the unit must be paid and current.
- A current lease must be on file

- for rented 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. You can read the [Parking Enforcement Policy online](#). So, what are you waiting for? Get your new decal today.



It is easy being green and saving green! Save natural resources by going paperless. Save some budget funding by skipping the postage of a mailed newsletter. Sign up for email delivery of this newsletter today. Contact the **Management Office** for details.

Activities Around the Village



Join the Book Club on October 27

Please join us on Thurs., Oct. 27, at 6:30 p.m. at the Community Center to discuss *The Club* by Ellery Lloyd. The novel is “a damn good thriller.... Reads like *Gone Girl* on steroids in all the best ways,” according to Bookreporter.

Our November meeting will be held on Tues., Nov. 22, at 6:30 p.m. The book is Stanley Tucci’s *My Life Through Food*, an engaging memoir of food, family, and fellowship.

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.

Friday Night Tennis Ladder Ends in October

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. Playoff dates are Sat., Oct. 8 through Thurs., Oct. 13; the Final is on Fri., Oct. 14. 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. Please provide the following details to join the Ladder: name, preferred telephone 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 Skedda, the online booking tool. Please email the Management Office at office@fairlingtonvillages.com with your name, address, email, and phone number. Upon verification, you will get an email from Skedda inviting you to register.



Play the King at Canasta 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 for more details.

Get Ready for a Scary Good Children’s Halloween Party on October 31



Break out your most creative costume and dress up your little monsters because you will not want to miss this year’s Children’s Halloween Party at the Community Center! On Halloween night, Mon., Oct. 31, from 5 p.m. to 6:30 p.m., families will gather to compare costumes and fuel up on pizza, snacks, and drinks before an evening of trick-or-treating. The Community Center will be fully decorated for the occasion and makes a great place for a family photo-op. Kids can even snag some candy and small toys.

If you can volunteer to help with this fun event, please email the Activities Committee at activities@fairlingtonvillages.com.



PHOTO BY JIM OSTROFF
Opening the door to Halloween.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Condo Fee Increase of 3.96% for Fiscal Year 2022

A copy of the fiscal year 2023 (FY23) budget and payment coupons were mailed to you last month. If yours has not arrived, please contact the Management Office to request a replacement. Please remember that monthly assessment payments are due by the 1st of each month. There

is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account.

Assessment payments have increased by 3.96% for FY23 from Oct. 1, 2022, through Sept. 1, 2023.

Please remember to verify that your account payment amount is accurate. There are four payment methods available:

1. Legum & Norman/ Associa ACH direct debit
2. Credit card or e-check offered through Associa/TownSq
3. Coupon payments by check
4. On-line bank bill payer accounts.

To review the new condominium assessment fees and learn about your payment options in greater detail, please see the September 2022 newsletter which you can find online: <https://fairlingtonvillages.com/newsletters/>.

Curb Your Bulk Trash for Thursday Collection

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the street curb for pick up as outlined in the Association's Trash Policy found online.

Bulk trash may NOT be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

Leaf and Yard Waste Collection in November

Leaf and yard waste collection will be on three Thursdays at noon: Nov. 3, Nov. 10, and Nov. 17. See the article on page 2. Please do not put bagged leaves and yard waste in the 24/7 trash container location.

Please Practice Pet Courtesy

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property. Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all dogs to be leashed and under the control of the owner

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.

or a responsible person when off their owner's property. Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.



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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WORKING GROUPS

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Special Commission on Potential
Architectural Changes: Philip Brown
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GET SOCIAL WITH US

Join TownSq
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, October 5, 2022

The following is the preliminary agenda for the Oct. 5, 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 – Sept. 7, 2022
- V. Old Business
- VI. New Business
 - A. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan
 - B. Transfer of FY22 Excess Assessments to FY23
 - C. Fall Replacement Plants
 - D. Ward VI Renovation Planting
 - E. Fall Landscape Chemicals
 - F. Fall Focal Bed Plantings
 - G. Slate Roofs Preventative Maintenance Program – Wards V and VI FY23
 - H. Flat Roofs Inspection and Preventative Maintenance FY23
- 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 – Nov. 2, 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 in hard copy at the Association's management office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.



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)

Board Meeting Highlights

The Board held its regular meeting on Sept. 7, 2022. The following are highlights.

New Business

A. Phase I Perimeter Fence

Project: Mr. Reem moved the Board approve the following proposals for each phase of the project at a total cost of \$126,870.38:

Pruning and Grounds Preparation – Lancaster Landscapes \$6,400; Fence Construction – Long Fence \$55,750; Invasive Plant Removals – Invasive Plant Control, Inc. \$6,000; Declining Plants/Tree Removals – Lancaster Landscapes \$8,825; Drainage and Erosion – Lancaster Landscapes \$13,150; Grounds Finishing (wood chips) – Lancaster Landscapes \$4,200; Plant Replacements (landscape screening) – BrightView \$32,545.38; Total Project Costs \$126,870.38. Provided

however, that the grounds finishing described in Section 5 shall not be contracted for fully until after a suitable area is established to test the application’s susceptibility to erosion. Passed 6-0 on a Roll Call Vote with all present in favor.

B. Rules Violation (Noise): Ms. Lankford moved following the review of all evidence, argument and/or comments presented, the Board finds that there is a violation of the Association’s By-Laws, and hereby assesses Ms. Karen Olson Weaver, owner of 3048 S. Abingdon St., C-2, \$50 for the Rules Violation noted in the letters dated Aug. 10, 2021, Dec. 20, 2021, and Aug. 4, 2022. Failed 0-5-1 on a Roll Call Vote with Director Olson

Weaver abstaining.

C. Bad Debt Write Off: Mr.

Reem moved the Board authorize a write-off in the total amount of \$4,524.81 due on the accounts of each of the three Unit Owners; and, Be it further resolved, Management shall submit the write-off as an Additional Adjustment request to the Association’s Auditor during the conduct of the FY22 Audit. Passed 6-0.

D. Retaining Walls: Mr. Reem moved the Board approve the proposals from American Restoration at a total cost of \$45,350 and the proposal from Lancaster Landscapes at a cost of \$1,900. Passed 6-0.

Mastering Safe Grilling Techniques

As you take advantage of the last days of cooking outdoors with family and friends, please 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. Violations can result in jail time and a \$2,500 fine.

Be sure to follow these grilling safety tips from the Arlington County Fire Department:

- Grills must be used outdoors. Use of a grill indoors or in any enclosed space poses a fire hazard and risk of exposure to toxic gases and potential asphyxiation.
- Position the grill 15 feet away from siding, deck railings, other combustibles, and out from under eaves or

overhanging vegetation.

- Keep children and pets away from the grill area – declare a 3-foot “safe zone” around the grill.
- Place the grill a safe distance from lawn games, play areas, and foot traffic.
- Do not leave cooking unattended.
- Put out several long-handled grilling tools to give the chef plenty of clearance from heat and flames.
- Periodically remove grease or fat buildup in trays below the grill so it cannot be ignited by heat.

These tips and other details can be found online at <https://fire.arlingtonva.us/safety/grilling-safety/>. Still have questions? Call the Arlington County Fire Prevention Office at 703-228-4644.

The required 15 ft. distance is a fire regulation in the Commonwealth of Virginia.



Teal Pumpkins are a Real Treat

A teal pumpkin on your doorstep at Halloween signals that you offer non-food trinkets that are safe for all trick-or-treaters. Keep the non-food goodies in a separate container from candy. Some good non-food options include:

- Pencils, pens, crayons, or markers
- Bubbles
- Finger puppets or novelty toys
- Stickers.

Get more ideas: <https://www.foodallergy.org/resources/ideas-non-food-treats>.

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

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 October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						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 Tennis Ladder 7 – 10 p.m. Main Courts	8
9	10 Columbus Day OFFICE CLOSED TRASH PICKUP	11	12 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	13	14 Tennis Ladder Final 7 – 10 p.m. Main Courts	15
16	17 Grounds Committee 7 p.m. Virtual	18 Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	19 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	20 Architectural Control Committee 7 p.m. Community Center	21	22
23	24	25 Noise Abate- ment Working Group 7 p.m. Community Center	26 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	27 Book Club <i>The Club</i> 6:30 p.m. Community Center	28	29
30	31 Children's Halloween Party Community Center 5 – 6:30 p.m.	1 November	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	3 Yard Waste Collection Curbside 12 p.m.	4	5

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