



North Fairlington News

Historic Fairlington Villages

DECEMBER 2022

VOL. 44, No. 12

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

Phase 1 of the Perimeter Fence Is a Kingly Improvement

In late October, Phase I of the Perimeter Fence Project was completed thanks to selected contractors and dedicated volunteers. The entire project was funded from the Association’s Replacement Reserve Fund. Phase 2, including replacement of the fence bordering Park Shirlington, is anticipated in 2023.

Long Fence was contracted to remove 1,000 feet of old chain link fencing along S. King Street and contemporaneously install a board and batten, pressure-
continued on page 6



PHOTO BY MARK JOHNSON

The recently installed perimeter fence and plantings is a capital improvement along S. King Street.



Winter Breaks

Management Office will be closed Saturday, December 24 through Monday, December 26 and Saturday, December 31 through Monday, January 2

Avoid a Tow in the New Year with a 2023 Parking Decal by December 30

The shape of the 2023 parking decal is a pentagram. The new 2023 decals are available at the Management Office.

All Fairlington Villages 2022 parking decals in the shape of a pentagon will expire on Sat., Dec. 31, 2022. As of Jan. 1, 2023, vehicles without a visible valid 2023 decal in the shape of a 5-pointed star 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.

SKIP THE HOLIDAY CLOSINGS

Miss the holiday closings 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, we will be closed Sat., Dec. 24, through Mon., Dec. 26; and New Year’s Eve, Sat., Dec. 31, through Mon., Jan. 2. Please call 703-379-1440 or email 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. Read the [Parking Enforcement Policy online](#).



 We are ending the year with 12 pages of key articles in this newsletter. 

Santa's Coming to Town ... Keep his Path Clear

Santa will be coming to town soon, and many Fairlington Villages residents will celebrate the season with fun decorations. For those who choose to decorate outdoor common areas in accordance with our seasonal decorations policy, keep in mind:

- **Keep clear.** Santa and his helpers – mail carriers, package delivery people, friends bearing gifts – need a clear path. For safety reasons, steps and iron railings must remain clear at all times. Also, decorative items may not be placed anywhere that could create a tripping hazard, including grassy areas.
- **Decorations can be festive but not harmful to our property.** Outside decorating may not involve making any alterations or penetrations to parts of our buildings, including masonry, gutters, shutters, or porch columns.



PHOTOS BY CAROL BELL

It is easy to stay off Santa's naughty list:, simply keep steps and railings clear at all times for safety.

- **All good things must come to an end.** Remember that seasonal decorations in common areas must be removed by January 15.
- You can read the full Decorations [Policy online](#).

Beware of Porch Pirates

Do not let the recent rash of porch pirates spoil your holiday shopping — collect packages promptly or ask a neighbor to collect them for you.

Line up for Pickleball

Tennis Court 1 at 3005 S. Abingdon St. is pickleball-ready with the recent addition of two sets of pickleball lines and two portable pickleball specific nets. Come out and give it a try under the lights!

Please sport appropriate apparel on the court and take your valid Fairlington Villages ID card.



PHOTO BY MARK JOHNSON

You can get plenty of pickleball practice for the Olympics 2028 on Court 1 with the recent improvements.

Working on Noise Abatement

In response to several Fairlington Villages' residents and members of the Noise Abatement Working Group (NAWG), the City of Alexandria has informed Fairlington Villages' leadership that the City plans to install speed feedback signs on King Street between Quaker Lane and North Beauregard Street, including the stretch between 28th and 30th Streets South. These signs will most likely be installed in the spring.

The City also communicated that it shared NAWG members' concerns with the Alexandria Police Department over vehicles traveling regularly along King Street with enhanced exhaust features that generate substantial noise. Currently, the police do not have the resources to dedicate a heavy police presence, but the area is under consideration for regular attention as opposed to periodic enforcement blitzes. Continuing to contact the Alexandria Police Department via the City's Alex311 [website](#) or phone app is the best way to share with police that excessive noise from enhanced exhaust vehicles continues and is causing disruptions during the day and through the night.

Board Election for Four Seats in 2023

Four Board of Directors seats will be up for election in 2023:

- ✓ Ward II
- ✓ Ward III
- ✓ Ward V
- ✓ One At Large position.

The Ward II term will end in 2024; the other three positions have three-year terms.

Board elections will take place at our Annual Meeting on Wed., March 29. Members of the Board of Directors are all volunteers; the positions are not compensated.

If you are interested in running for one of these seats, the first step is to qualify by obtaining the signatures of 25 Fairlington Villages owners on a candidacy petition.

The Management Office can provide this form to you. The specific requirements for running will be detailed in our January newsletter.

Save the Date: January 28 Budget Seminar

Attend the Budget Seminar on Saturday, January 28, from 10 a.m. to 12 p.m. at the Community Center to learn about Fairlington Villages' finances and provide your thoughts on our community's budget priorities.

Defining Roles in Fairlington Villages

An in-depth review of the roles and responsibilities of the Board of Directors, Management, and committees

The Board of Directors

The Board of Directors is the Association's executive body. The Board has nine members, all of whom must be unit owners. The Board conducts its affairs and has the authority to make decisions in all areas except those the Bylaws reserve to the Association membership. For example, an amendment to the legal documents would require a membership vote.

Directors are elected at the annual meeting to staggered three-year terms. In the event of a vacancy, the Board may appoint an owner until the next annual meeting or hold a special election.

The condominium is divided into six political subdivisions, or wards. Owners in each of the six wards elect one director, who must own (but need not reside in) a unit in that ward. Three At large directors may own a unit in any ward.

The Association has four officers: president, vice president, treasurer, and secretary. The president is the chief executive officer with all of the general powers of a president of a stock corporation, including the power to appoint

advisory committees. The treasurer is responsible for condominium funds and financial records. The first act of the Board of Directors after each annual meeting is to elect the Association officers.

Directors are volunteers and serve without compensation.

Directors and officers have substantial responsibilities. The Bylaws require the Association to indemnify them against any liability for their actions or good-faith judgment. The Association maintains directors and officers (D&O) insurance for this purpose.

Board meetings are open to all owners and tenants. Meetings are held in the Community Center, currently on the first Wednesday of the month at 7 p.m. Homeowners and residents are encouraged to express their concerns to the Board of Directors during the Residents' Comment periods at the beginning of monthly Board meetings. Special meetings are held as needed. A meeting agenda is published electronically, posted on the website, and printed in the *North Fairlington News*.

continued on page 4

Shining a Spotlight on Repair and Replacement Reserves

One of our Board of Directors' most important fiduciary responsibilities is to maintain the integrity of Fairlington Villages' buildings and infrastructure on behalf of our owners in the most cost-effective way. The Board executes this responsibility by raising and managing the expenditure of Repair and Replacement Reserves. This article examines our Repair and Replacement Reserves' purpose and why they must be fully funded, discusses our interconnected five-year Reserve Studies and annual

reserve budgets, and reviews past, current, and future Repair and Replacement Reserve projects.

THE BASICS

The Association maintains two types of reserves — Operating Reserves and Repair and Replacement Reserves. Operating Reserves, which are also known as Unappropriated Owners' Equity, consist of the cumulative total of previous fiscal years' operating surpluses. These funds are used to pay for extraordinary unbudgeted

day-to-day operating expenses (for example, extraordinary snow removal costs) that may occur in the course of a fiscal year.

In contrast, Repair and Replacement Reserves (hereinafter referred to as Reserves), are used to finance long-term major capital assets needs such as replacing or renovating roofs, balconies, exterior masonry, apartment building hallways, sewer lines, swimming pools and pool houses, trash container concealment sites, and parking

continued on page 5

The Green Machine Is Here!

Watch for the Lancaster Landscape crew using this fully electric, stand-on lawn mower on the grounds this fall. The team will be chopping leaves and recycling them back into the turf as an organic fertilizer. With zero air pollution and reduced noise levels, this machine is better for the operator and the environment, as well as all of our neighbors.

This state of the art battery-operated machinery initiative is the most recent example of Lancaster working with Fairlington Villages to achieve more sustainable landscape practices as laid out in the Strategic Plan.

As autumn comes to a close, you must bag your leaves for bulk trash pickup. Please read the full details in the Manager's Corner on page 9 for how to handle your leaves now that leaf collection is over.



PHOTO BY MARK JOHNSON

This electric lawn mower cuts emissions while cutting the grass and chopping leaves.

DEFINING ROLES

continued from page 3

Board Powers and Duties

The Board's primary responsibilities include:

- Adopting the annual budget
- Overseeing finances
- Retaining the management agent
- Approving contracts for services and supplies
- Adopting policies and rules and overseeing enforcement.

Adopting the Annual Budget

The Board of Directors adopts a budget for the fiscal year that runs October 1 through September 30. The budget, based on experience and projected needs, is developed over several months. Revenues are derived primarily from the monthly fee all unit owners pay, and from Community Center rental income and investment interest. Thus, the amount of your condominium fee flows from the Board's estimate of community needs and desires.

The budget process is a cooperative endeavor led by the treasurer and involves Board members, the general manager, committee volunteers, and unit owners. The treasurer obtains recommendations from these individuals and

presents the preliminary budget to the Board. Its approved draft is mailed to unit owners for comment and is the subject of a forum open to all owners and tenants. Subsequently, the Board adopts the final budget, along with a new condominium fee schedule. Management mails owners a copy of the final budget together with coupon books for payment of fees before the fiscal year begins. A copy of the final budget is also posted on the Fairlington Villages [website](#).

Overseeing Finances

The budget includes operating funds to finance the day-to-day operations of the community (e.g., utilities, maintenance, services contracts, administration expenses, and payroll), as well as funding for reserves to finance replacement of common elements and to make other capital improvements. The Bylaws require the Association to contribute at least five percent of condominium fees to reserve accounts for replacement of roofs, balconies, fences, apartment building stairwell carpeting and wallpaper; resurfacing of parking lots and tennis courts; and major repairs

to the pools. The Board invests reserves in certificates of deposit or other government-insured instruments according to a schedule of projected needs for the funds. The Association retains a certified public accountant to audit its books each year. Interested owners may review the audit in the Management Office.

Retaining the Management Agent

The Board retains a management agent, which in turn employs a general manager, who exercises authority delegated by the Board of Directors. The general manager maintains a staff of management, administrative, and maintenance personnel. These individuals are employees of the Association and, like the general manager, work out of the Management Office. They answer residents' questions, field maintenance requests, collect assessments, pay the Association's bills and manage financial and other records, and oversee the execution of services contracts. The general manager must have the Board's consent to terminate any of the Association's three managers.

continued on page 10

RESERVES

continued from page 3

lots. Setting aside funds each year to finance these current and future capital needs is especially critical in an almost eighty-year-old community with an aging infrastructure where some of our original physical assets have passed, or are nearing, the end of their useful lives.

THE CASE FOR FULLY FUNDED RESERVES

Managing our reserves requires both budgeting an adequate annual contribution to our reserve fund and ensuring that the fund has enough cash on hand to pay for each fiscal year's reserve projects. Some condominium associations attempt to keep fees low by not funding reserves or by budgeting for reserves and then extensively borrowing from them for operating expenses. As one expert on condominium reserve funds states, however, any savings resulting from such policies are "fool's gold."* If an association that has kept fees low by failing to fund reserves suddenly needs to make a major capital expenditure, it must either borrow money at the current market rate or impose a special assessment — a bill that may impose exceptional hardships

on an association's homeowners, particularly those living on fixed incomes. Fairlington Villages has never levied a special assessment. We have always maintained adequate reserve funds and, with the sole exception of Fiscal Year 2021 (FY21) when condo fees were kept flat as our homeowners faced the COVID-19 pandemic's unprecedented challenges, have gradually increased fees each year to fund our operating and reserve needs.

Reserves are not only needed to maintain our infrastructure without special assessments or spikes in condo fees. Having adequate reserves is also a requirement of most major mortgage lenders. That is, for Fairlington Villages' homes to be eligible for most mortgage financing, whether for purchase or refinance, the Association must meet a number of requirements to show that a home in the community is good collateral for a mortgage — having adequate reserves is one of these requirements.

A final reason for adequately funding reserves is our homes' market valuation. Resale packets provided to new owners when Fairlington Villages units are sold must include information on the

Association's reserves. Maintaining fully funded reserves is a selling point that helps ensure that our units will attract buyers and maintain their value in a highly competitive Northern Virginia real estate market.

FIVE-YEAR RESERVE STUDY

Fairlington Villages' five-year Reserve Studies are the foundation of our reserve budget and expenditures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves needed to repair, replace, and restore major capital assets. Facilities Engineering Associates (FEA), an engineering and facility management consulting firm specializing in extending the service life of existing facilities and building systems, completed the Association's most recent five-year Reserve Study Update in March 2019. The study included an onsite survey of Fairlington Villages' common capital assets, assessments of these assets' anticipated life expectancies and replacement costs, and a review of the Association's existing reserve balances

continued on page 8



Fairlington Villages goes to great heights to complete roof replacement work and pool house renovations thanks to reserves.

* Robert Nordlund, founder and CEO of Association Reserves, a group that helps condo associations frame long-term reserve budgets, quoted on *Morning Edition* with Sacha Pfeiffer. See NPR, July 19, 2021, article online: "[Why Steady, Low Condo Fees Should Raise a Flag.](#)"

Activities Around the Village



Confirming an Earlier Annual Holiday Party on December 1

Fairlington Villages' annual community Holiday Party will be on the first day of the month: Thurs., Dec. 1, from 7 to 9 p.m. at the Community Center. Celebrate the holidays with your neighbors during one of the neighborhood's favorite events! Enjoy a little seasonal cheer with food and drinks and possibly a few presents, too!

The Holiday Party is an adults-only affair. Fairlington's children and families can enjoy their own special holiday event during Morning with Santa on Dec. 10. Spread more holiday joy and bring your Toys for Tots and food bank contributions!

your child's picture with Santa (please bring your own camera or device).

Sharing is caring with Toys for Tots and food bank contributions!

Donate Toys for Tots and Food Bank Drive up to December 10

Get into the spirit of the season with a contribution to Fairlington's Toys for Tots and community food bank drive! We collect new, unwrapped toys and canned or non-perishable food items at the at the Management Office anytime during business hours through Sat., Dec. 10 — and at the Holiday Party and Morning with Santa.

Thanks in advance for helping us make the holiday season special for children and families this year!

Swap Out a Discussion with the Book Club on December 9

Celebrate the season with the Book Club on Fri., Dec. 9 at 6:30 p.m. at the Community Center. Please visit the Facebook event page to contribute food or drink to the event. And bring a wrapped book for the competitive "Yankee Swap" style book exchange (\$20 limit)!

Our Thurs., Jan. 26, discussion will be on Jon Krakauer's *Under the Banner of Heaven: A Story of Violent Faith*, a chilling narrative of savage violence, polygamy, and unyielding faith.

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.

See the Jolly Elf on December 10

Santa is coming to visit Fairlington and will make a special appearance for younger Fairlingtonians at the Community Center on Sat., Dec. 10, from 10 to 11:30 a.m. This family-friendly Morning with Santa is a great opportunity to take

Shine with Diamonds 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.

PERIMETER

continued from page 1

treated pine fence. The Invasive Plant Company treated or removed the invasive plants along the fence while Brightview Landscapes installed the new plantings along the fence area.

The Grounds Committee's Perimeter Plants Working Group selected a mixed evergreen screen of holly, cedar, and arborvitae accented with flowering trees, including dogwood, redbud, and magnolia. Additional flowering native shrubs were added to the area and three areas were identified for drainage

and erosion improvements.

This project would not have been possible without the diligent work of the Noise Abatement Working Group (NAWG) that has been meeting and conducting research since March; it continues to follow up with the City of Alexandria on possible noise reduction solutions along S. King Street. NAWG and the Perimeter Plants Working Group have provided a valuable service to the community and we are appreciative of their volunteered time and dedication.



PHOTO BY MARK JOHNSON
Phase I of the perimeter fence.



Ghost and Goblins and Bears, Oh My! A Fairlington Halloween

More than a hundred costumed Fairlingtonians — kids and parents — joined this year's annual Halloween festivities at the Community Center prior to trick-or-treating. There were princesses, dinosaurs, ninjas, police officers, fire fighters, witches, and superheroes. Despite the untimely rain, spirits were not dampened at our first Halloween party since 2019!

Thanks to all the volunteers who decorated and helped at the

event: Maria Acosta, Kate Bannan, Sharon Bisdee, Joan Carter, Rosabeth Cuppy, Pat Horvath, Ellen Kovar, Kate Lankford, Terry Placek, Cynde Rogers, and Anne Wasowski. Thanks to the Management Office and maintenance staff for helping with preparations and setup. We could not have done it without your help!

PHOTOS BY ANNE WASOWSKI
Fairlingtonians enjoyed the spooktacular Halloween festivities.



RESERVES

continued from page 5

and spending plans. In addition, in accordance with established best practices, it addressed inflation and assumed an annual inflation rate of 2.5%, based on the average change in the Consumer Price Index over the previous ten years.

The study, which the board accepted at its April 3, 2019, meeting, recommended continuing Fairlington Villages' existing 1% annual increase in reserve fund contributions in FY20 and subsequent fiscal years to provide "sufficient funds" to meet projected capital expenditures in the early and mid-2020s while "building up reserves to be able to address the next cycles of major repairs that will occur in the years beyond 2038." More specifically, it proposed spending between approximately \$1.8 million and \$3.8 million each year on reserve projects through FY28 with reduced annual spending thereafter, and proposed specific annual lists of reserve projects for the 20 fiscal years through FY38. Previous 2009 and 2014 FEA studies had recommended that reserve spending be increased by 6% per year from FY10 through FY16, with annual increases reduced to the aforementioned 1% thereafter.



PHOTO BY MIGUEL GALVEZ

Reserves fund major projects such as window replacement work in apartment building hallways.

ANNUAL RESERVE BUDGET

The 2019 Reserve Study Update is the basis for our current annual reserve fund contributions and capital expenditure calendars. Each fiscal year, with the exception of previously noted FY21 when contributions were slightly reduced due to the COVID-19 pandemic, the Association increases contributions to its reserve fund by 1%. At the end of FY21, the fund's audited balance totaled \$6,291,840, and will almost certainly rise to well over \$7 million at the end of FY22 following the addition of FY22's \$3,109,767 contribution and deduction of that year's audited capital spending.

Each fiscal year's reserve capital spending calendar is comprised of a dynamic, updated list of the annual projects proposed in the 2019 Reserve Study Update, including estimated costs for each project. Beginning in FY23, moreover, based upon FEA's advice, the calendar's projected annual inflation rate was adjusted from 2.5% to 3% as the United States confronted its highest price inflation rate in 40 years.

During the course of a fiscal year projects may be added or deleted from the list as required, and projected costs will also change as Management refines project details, reviews previous fiscal years' historic expenditures, and receives contractors' bids for accomplishing specific work. As a result, in some instances (e.g., FY22 backyard fence replacement: budgeted at \$875,606 / \$789,101 spent) final project costs will be less than projected in the reserve budget; and in other cases (e.g., FY21 rotten wood trim replacement: \$70,000 budgeted / \$286,257 spent) final project costs will be more than programmed. Due to this process, every fiscal year's final audited reserve spending total will be at least slightly different than the

amounts originally budgeted in the capital spending calendar.

THE PAYOFF

Regardless of the order in which individual projects are executed, the benefit of the Association's solid and well-funded reserve program is clear — preservation of an attractive, safe, well-maintained historic community whose buildings and other structures maintain their integrity and contribute to Fairlington Villages' competitiveness in the local real estate market. Reserve projects completed within the last decade (FY13-22) total almost \$27 million. Major projects completed to date, mostly within this ten-year period, include balcony replacement (972 balconies), refurbishment of our main tennis courts and six pools, replacement of 237 of our 350 slate roofs and all of our 91 flat roofs, relining of our sewers, renovation of more than half of our 61 parking lots, construction of 71 trash concealment enclosures, shutter replacement in all of our six wards, completion of the first two phases of our six-phase backyard fence replacement program, refurbishment of Pool House 5, completion of the first eight years of our comprehensive 14-year masonry repair program, and replacement of apartment building hallway windows in Wards I and IV.

Over the current FY23 and the next 15 fiscal years (FY24-38) more than \$40 million in additional projected reserve expenditures (3% annual inflation rate) will fund, among other things, completion of most slate roof replacement (FY23-38) and the next cycle of flat roof replacements (FY25-36), completion of parking lot renovations (FY23-24), completion of backyard fence replacement (FY23-26), completion of masonry and porch

continued on page 11



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Curb Your Leaves

Contracted leaf removal on the property has been completed for the year. If you still have leaves in your yard, you must bag the leaves and take them to the curb for large/bulk trash pickup on Thursday. Throwing or raking leaves into the common area is no longer permitted now that contracted removal has

ended. You can get brown paper bags, free of charge from the Management Office. If you have questions, please call the Office at 703-379-1440 or e-mail office@fairlingtonvillages.com.

Observe Our Holiday Schedule

Happy holidays to our Fairlington community. Please note our seasonal schedule:

- Sat., Dec. 24, Christmas Eve: Management Office will be closed; Trash pickup will occur.
- Sun., Dec. 25, Christmas Day: Office is closed. There is never trash pickup on Sundays; please hold your trash until after 6 a.m. on Mon., Dec. 26.
- Mon., Dec. 26: Office will be closed; Trash pickup will occur.
- Fri., Dec. 30, is the last day in 2022 at the Office to get a 2023 Parking Decal to avoid being towed in the New Year.
- Sat., Dec. 31, New Year's Eve: Office will be closed; Trash pickup will occur.
- Sun., Jan. 1, New Year's Day: Office is closed. Please hold your trash until after 6 a.m. on Mon., Jan. 2.
- Mon., Jan. 2: Office will be closed; Trash pickup will occur.

Recycle Holiday Trees in January

Capitol Services will haul holiday trees during the first two weeks in January: Tues., Jan. 3; Thurs., Jan. 5; Tues., Jan. 10; and Thurs., Jan. 12.

Prepare for Winter Precipitation

Fairlington Villages has a standing operations plan for the inevitable snow events expected this winter. Our five vehicles used to remove snow have been serviced: two pickup trucks, a Bobcat, and two small tractors. Snow melt supplies have been stockpiled. Additional snow shovels have been purchased for the temporary labor we engage. We remain confident in our readiness to respond to the challenges that winter weather events present us.

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
Timye Diggins	Office Administrator Temp

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.

Practice Patience with Snow and Ice Removal

Our goal is to remove snow promptly, however, we must prioritize our efforts. All factors related to a storm event are taken into consideration to determine whether snow removal begins before, during, or after precipitation ends. The types of removal activity and their timing vary depending upon the type of precipitation and the length of its duration. Our priorities, generally, are:

- Clear streets so emergency vehicles can access the property.
- Clear accessible areas of parking lots, building steps, and entrance walkways.
- Clear snow from all other sidewalks.
- During an average snowfall of 1–4 inches it takes crews three hours to clear the streets and up to eight hours to clear and/or treat parking lots, sidewalks, steps, and porches. This work may be done throughout the night and/or early morning hours.

continued on page 11

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 Stolof
estollof1@gmail.com
Secretary, At Large Director
Anne Wasowski
aw4fair@gmail.com
Treasurer, Ward III Director
Harold Reem 703-845-8659
hreem@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
K.O. Weaver
kaliweaver@aol.com
At Large Director
Joe Torres 703-705-8311
Fairlington123@yahoo.com

COMMITTEE CHAIRS

Activities: vacant
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

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, December 7, 2022

The following is the preliminary agenda for the Dec. 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. 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 – Nov. 2, 2022
- V. Old Business
- VI. New Business
 - A. Workers' Compensations Insurance Renewal
 - B. Back Yard Fence Replacement Project – Phase 3
 - C. Landscaping Maintenance Contract
 - D. Election Rules
- 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 – Jan. 4, 2023
- 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.

DEFINING ROLES

continued from page 4

Approving Contracts for Services and Supplies

The Board has delegated the job of soliciting and evaluating services contracts to the general manager. The Board approves them, although the general manager has some limited discretionary contracting authority.

19 of the Code of Virginia. The Board of Directors is empowered to enforce rules and seek relief on behalf of the owners for violations. For the rules concerning complaints, please contact the Management Office.

Adopting Policies and Rules and Overseeing Enforcement

The Bylaws provide for the self-government of Fairlington Villages, A Condominium, pursuant to the requirements of Title 55.1, Chapter

The January 2023 newsletter will have an article highlighting the qualification procedures on running for the Board of Directors.

MANAGER'S CORNER

continued from page 9

- Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite Rock Salt) to treat streets and magnesium chloride (Ice Melt) on sidewalks. Each storm requires its own unique mix of machine, chemical, and hand removal efforts.
- Management's goal is to remove and/or treat the streets and pedestrian areas as quickly as possible. Your patience is appreciated, especially during heavy snows or in the event of sleet. It is our experience that heavy snowfalls at Fairlington Villages require additional equipment and time for snow removal. Contingency plans include provisions to procure such equipment on short notice. Areas of parking lots that are accessible with motorized equipment will be cleared and/or treated.
- Our crews cannot clear occupied parking spaces or the areas around your vehicle. The Management Office maintains a limited number of snow shovels that residents may borrow if available. If you borrow a shovel, please return it to the Office as soon as you are finished with it so it can be available to the next resident.

Prevent Winter Weather Mishaps

They say an ounce of prevention is worth a pound... In this case, taking these easy steps can save money.

Outside Water Faucets: Common area faucets have been shut off. If you have not already shut off your outside faucet, you should do so immediately in order to avoid potentially significant costs for repair next spring. If you do not know if you have control over a shutoff valve, please call the Management Office.

Board Meeting Highlights

The Board held a special and regular meeting on Nov. 2, 2022. The following are highlights.

Old Business

A. Fall Landscape Chemicals: Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for fall chemicals at a total cost of \$5,181.11. Passed 7-0.

New Business

A. Complaint – Neighbor's Unit Conditions: This item on the agenda was for information purposes only and no motion in regard to the item was made.

B. Staff Holiday Bonuses: Mr. Reem moved the Board authorize \$4,150 + FICA Taxes for holiday bonuses for the Association staff to be distributed as recommended by the General Manager and approved by the President, with length of service to be a guideline. Passed 7-0.

C. Tree Removals: Mr. Reem moved the Board approve the proposal from

BrightView Tree Care for tree removals at a total cost of \$13,685. Passed 7-0.

D. Additional Perimeter Plantings: Ms. Wasowski moved the Board approve the proposal from Lancaster Landscapes for additional perimeter plantings at a cost of \$9,570. Passed 7-0.

E. 2023 Pool Contract: Mr. Brown moved the Board approve the proposal from High Sierra Pools for 2023 pool operations at a total cost of \$180,200. Passed 6-1.

F. Fairlington Villages Committee on Families' Events & Recreation: Ms. Wasowski moved the Board establish the Fairlington Villages Committee on Families' Events & Recreation, along with procedures to govern the constitution and conduct of the Committee in the absence of specific, written direction from the Board of Directors to the contrary Passed 6-1.

Receive digital updates via TownSq. Sign up: <https://app.townsq.io/login>

Hoses: All hoses should be disconnected from the faucets, even if they are still in use.

Winter Absence Precautions: If you will be on travel, please remember to leave your heat on and set your thermostat at 60° Fahrenheit or higher to help prevent the pipes from freezing. Leave kitchen and bathroom cabinets open to increase warm airflow.

Extension Cords: Please be cautious in your use of extension cords and power strips. Overuse overloads circuits, and they should never be covered under rugs, furnishings, or holiday presents!

Space Heaters: If you use a space heater, please keep the area around it clear and free of clutter and do not use it unattended. PLEASE, ELECTRIC APPLIANCES ONLY. DO NOT USE KEROSENE OR PROPANE HEATERS INDOORS.

RESERVES

continued from page 8
repairs (FY23-28), refurbishment of Pool Houses 1-4 and 6, and replacement of the rest of our apartment building hallway windows and refurbishment of our 173 apartment building hallways (FY23-28).

THE FUTURE

Our schedule of reserve projects, moreover, will continue to be dynamic. Following completion of our next five-year Reserve Study Update in 2024, it will be updated to account for current conditions as the Association continues its program to fully fund its reserve accounts and maintain the integrity of its buildings and infrastructure.

— Harold Reem, Treasurer

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



12 *North Fairlington News*
 December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Please collect your 2023 parking decal to avoid being towed in the New Year! Note the Management Office holiday hours.</p>				<p>1 December Holiday Party 7 – 9 p.m. Community Center</p>	2	3
4	5	6	<p>7 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center</p>	8	<p>9 Book Club Yankee Swap 6:30 p.m. Community Center</p>	<p>10 Morning with Santa 10 – 11:30 a.m. Community Center</p>
11	<p>12 Grounds Committee 7 p.m. Hybrid</p>	13	<p>14 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center</p>	<p>15 Architectural Control Committee 7 p.m. Community Center</p>	16	17
18	19	20	<p>21 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center</p>	22	23	<p>24 Christmas Eve OFFICE CLOSED</p>
25	<p>26 OFFICE CLOSED</p>	27	<p>28 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center</p>	29	<p>30 Be sure to get a 2023 Parking Decal</p>	<p>31 New Year's Eve OFFICE CLOSED</p>
1 January	<p>2 OFFICE CLOSED</p>	<p>3 Holiday Trees Pickup</p>	<p>4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center</p>	<p>5 Holiday Trees Pickup</p>	6	7

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