

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION  
MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
COMMUNITY CENTER  
September 7, 2022**

**Directors Present:**

Melanie Alvord	President and Ward VI Director
Ed Stollof	Vice President and Ward II Director
Anne Wasowski	Secretary and At-Large Director (Via Zoom Tele/Video)
Harry Reem	Treasurer and Ward III Director (Via Zoom Tele/Video)
Kate Lankford	Ward I Director
Karen Olson Weaver	At-Large Director

**Also Present:**

Gregory B. Roby	General Manager
Miguel Glavez	Facilities Manager
Mark Johnson	Operations Manager
Victoria Gomillion	Office Administrator (Via Zoom Tele/Video)
Marcus Reed	Office Administrator (Via Zoom Tele/Video)
Dave Bush	Recording Secretary

**President Alvord announced that due to the continuing nation-wide emergency caused by the Covid-19 (Corona) Virus, the meeting was being held in person and via Zoom Video.**

**I. Residents' Comments**

Andrea Dies, the homeowner of 4837 S. 27<sup>th</sup> Street came before the Board to recommend the purchase of video equipment which would enable better viewing of Zoom meetings.

A number of homeowners appeared before the Board to recommend approval of Item A. on the Agenda (Phase I Perimeter Fence Project), including Rosabeth Cuppy (2968 S. Columbus Street); Sharon Bisdee (2998 S. Columbus Street); Kathleen Hendrix (4902 29<sup>th</sup> Road); Patty Clark (4895 S. 28<sup>th</sup> Street); and Kelly Blythin (2952 S. Columbus Street). Each noted that the project is of the highest priority, not only because it is aesthetically pleasing, but more practically because it is an attempt to resolve continuing problems with traffic noise and pedestrian access from the King Street corridor.

**II. Call to Order**

At 7:22 p.m. President Alvord called the regular agenda to order.

**III. Establishment of Quorum**

President Alvord noted there was a quorum with six members present either in person or by Tele/Zoom Video connection. She reported that Ward IV Director Larry Straub, Ward V Director Philip Brown and At-Large Director Joe Torres are unable to attend the meeting.

**IV. Approval of Minutes**

July 6, 2022 Regular Meeting

*Mr. Reem moved to approve the minutes of the July 6, 2022 regular meeting of the Board of Directors, as revised. Seconded by Ms. Wasowski and passed (6-0-0).*

**V. Old Business**

There was no Old Business on the agenda and none was presented.

**VI. 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* \$ 6,400.00
- ◆ *Fence Construction – Long Fence* \$ 55,750.00
- ◆ *Invasive Plant Removals – Invasive Plant Control, Inc.* \$ 6,000.00
- ◆ *Declining Plants/Tree Removals – Lancaster Landscapes* \$ 8,825.00
- ◆ *Drainage and Erosion – Lancaster Landscapes* \$ 13,150.00
- ◆ *Grounds Finishing (wood chips) – Lancaster Landscapes* \$ 4,200.00
- ◆ *Plant Replacements (landscape screening) – Bright View Landscaping* \$ 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.*

*Seconded by Ms. Wasowski and passed (6-0-0) on a Roll Call Vote with President Alvord, Vice President Stoloff, Secretary Wasowski, Treasurer Reem and Directors Lankford and Olson Weaver in favor.*

Prior to a vote Treasurer Reem asked that the following language be included as part of the resolution: *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.* By unanimous consent the Board agreed to the inclusion.

President Alvord reported that the resolution marks the beginning of renovation and restoration work along the King Street corridor perimeter, which became a priority as old fencing deteriorated and vegetation went uncontrolled. She noted, as did a number of those speaking in favor of the project, that a more practical goal was the reduction of street noise which has grown in intensity over the past decade. She thanked the members of the Grounds Committee and the Noise Abatement Working Group for the many hours of volunteer labor they provided in order that this first step in the process could be planned.

To be charged to Reserve Account 3700 – Perimeter Fence - \$126,870.38

**B. Rules Violation (Noise)**

*Ms. Lankford moved having conducted the Hearing following the review and evaluation of all evidence, argument and/or comments presented to the Board of Directors of the Unit Owners Association of Fairlington Village, the Board of Directors finds that there is a violation of the Association's By-Laws, and hereby assesses Ms. Karen Olson Weaver, owner of 3048 S. Abingdon Street, C-2, \$50.00 for the Rules Violation noted in the letters dated August 10, 2021, December 20, 2021 and August 4, 2022. Seconded by Ms. Wasowski and failed (5-0-1) on a Roll Call Vote with President Alvord, Vice President Stolof, Secretary Wasowski, Treasurer Reem and Director Lankford opposed; and, Director Olson Weaver abstaining.*

During review of this matter it was noted that the complaining party was not in attendance and Board Members agreed that evidence provided did not rise to the level of a violation.

**C. Bad Debt Write Off**

*Mr. Reem moved the Board of Directors 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 FY-22 Audit. Seconded by Ms. Wasowski and passed (6-0-0).*

To be charged to General Ledger 5010 – Bad Debt, Uncollectible - \$4,524.81

**D. Retaining Walls**

Mr. Reem moved the Board approve the proposals from American Restoration at a total cost of \$47,250.00 and the proposal from Lancaster Landscapes at a cost of \$1,900.00. Seconded by Ms. Lankford and passed (6-0-0).

To be charged to Reserve Account 3700 – Retaining Walls - \$47,250.00

## VII. Other Business

### A. Policy Restatement: Responsibility for Repair & Maintenance of Plumbing Lines

General Manager Greg Roby briefly reviewed current Association Policy concerning the responsibility for repair and maintenance of plumbing lines. He stated that until recently only those plumbing lines serving multi-units were repaired at Association expense; however, due to a recent review of the Bylaws it has been determined that all plumbing lines serving units fall under the jurisdiction of the Association to repair and that this will be the case from here on. Further explanations will be provided through the various media available to the Association so that owners and residents can be informed of this change.

## VIII. Reports

President: Ms. Alvord announced the formation of the Election Rules Review Panel, tasked with reviewing the current election rules to determine whether recommended changes should be proposed for the Board's consideration and approval. Ms. Alvord appointed Directors Ed Stolof, Harry Reem and Kate Lankford to the panel.

Vice President: Mr. Stolof had no report.

Treasurer: Mr. Reem reported the Association remains in sound financial condition. He stated that the most current financial report shows about \$100,000.00 in excess of income over expense for the year-to-date. He noted that the reported excess funds will undoubtedly diminish with the inclusion of outstanding bills and larger-than-expected expenses in certain categories.

Secretary: Ms. Wasowski reported that the Activities Committee continues to be in need of volunteers.

**Articles for the October 2022 Issue of the *North Fairlington News*:** The Board reviewed items to be included in the October 2022 issue of the *North Fairlington News*.

Committee Reports: There were no reports, other than those in writing, and none were presented.

Management's Financial Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Project & Status Report: There were no reports, other than those in writing, and there were no questions from the Board.

Office Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Facilities Report: There were no reports, other than those in writing, and there were no questions from the Board.

Operations Report: There were no reports, other than those in writing, and there were no questions from the Board.

**IX. Establishment of Next Board Meeting**

The next regular meeting of the Board will be held Wednesday, October 5, 2022.

**X. Adjournment of Meeting**

*Ms. Lankford moved the Board adjourn the meeting of September 7, 2022. Seconded by Mr. Reem and passed (6-0-0).*

President Alvord adjourned the meeting at 8:00 p.m.



Secretary  
Fairlington Villages, a Condominium Association