



North Fairlington News

Historic Fairlington Villages

FEBRUARY 2023

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FY22 Audit Shows Finances Continue in Solid Condition

Kim Marinus, CPA, of Johnson, Bremer & Ignacio, CPAs, P.C., an accounting firm specializing in work with homeowner and condominium associations, has completed Fairlington Villages' Fiscal Year 2022 (FY22) audit report. The Board reviewed the draft report at its Jan. 4, 2023, meeting and accepted the audit by a vote of 7-1-0.

According to the audit report, the financial statements continue to be very good, with the Association's Unappropriated Owners' Equity or Operating Reserves

at an acceptable level, funded Repair and Replacement Reserve accounts, and a continuing low level of delinquent and doubtful condominium fees.

For the fiscal year ending on Sept. 30, 2022 (FY22), the Association had a revenue excess of \$69,706 over expenses — approximately 1.4% of FY22's operating budget of \$4,991,763, and approximately 0.8% of FY22's total budget of \$8,149,130. The excess amount meets the Association's objective of keeping its annual

operating surplus or deficit to within about 1% of each fiscal year's total budget.

Mutually offsetting deficits and surpluses in several categories of operating expenditures combined to produce FY22's excess operating revenue. Areas where FY22 spending was higher than projected included administrative expenses (4% over budget — due in large part to increased insurance expenses, particularly uninsured costs of sewer backups); service contracts

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Two Dates to Attend a Board of Directors Candidates' Forum

FOUR OPEN POSITIONS

Four of the nine positions on the Board of Directors seats will be up for election at North Fairlington's Annual Meeting on Wed., March 29, at 7:30 p.m. in the Community Center at 3005 S. Abingdon St.:

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

The Ward II position currently will end after a one-year term in 2024. The Ward III, Ward V, and At Large position will each be up for three-year terms ending in 2026.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community (three) and each ward (six); they meet monthly.

CANDIDACY CRITERIA

Candidacy paperwork was due Jan. 27. Candidates must own a unit in Fairlington Villages; be current with condo fee payments; and reside in the ward in which they are running, except for an At Large seat.

Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Wed., Feb. 1 meeting.

TWO CANDIDATES' FORUMS

Fairlington Villages will host two Candidates' Forums at the Community Center. Candidates' Forum No. 1 will be on Sat., Feb. 25, from 10 a.m. to 12 p.m. Candidates' Forum No. 2 will be held Wed., March 8, from 7 p.m. to 9 p.m. All residents are encouraged to attend.

ELECTION RULES

The Election Rules as revised by the Board of Directors on Jan. 4, 2023, are available [online](#). If you

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IMPORTANT REMINDERS

Presidents' Day, February 20

Management Office closed
Trash will be picked up

Complete the financial survey

Due Mon., Feb. 20 online

Candidates' Forum No. 1

Sat., Feb. 25, 10 a.m. – 12 p.m.
Community Center

Candidates' Forum No. 2

Wed., March 8, 7 – 9 p.m.
Community Center

Going Native on February 22

Cold weather invites us to dream of beautiful spring gardens to come. It is a good time to gather information about what to plant. The Fairlington Villages Grounds Committee is sponsoring a presentation on native plants: Those that occur naturally in a region in which they evolved. Natives represent the ecological basis upon which life depends, including birds and people. Without them, local birds and the beneficial insects they need cannot survive. Pre-eminent entomologist Doug Tallamy says that homeowners and landscapers are the best hope of changing this worrisome downward spiral that also will affect people.

On Wed., Feb. 22, from 7 p.m. to 9 p.m. at the Fairlington Villages Community Center, 3005 S.



PHOTO BY ANNE WILSON

Sweetbay magnolia is a native plant.

Abingdon St., Margaret Fisher, from Plant NOVA Natives, who is a well-known expert on this topic, will highlight why integrating native plants into our landscape is so important to longer term landscaping sustainability. Plant guides and photos of natives integrated into Fairlington Villages gardens will be available.

Snag Good Tree Care

Amble around Fairlington and you may see them: totem-like tree trunks bereft of their once-magnificent crowns and branches. These are not the latest fad in landscape design, but “snag trees.”

Snags, for short, play a crucial role in maintaining healthy natural forest systems that provide benefits to our turf, trees, plants and urban wildlife, as part of sustainable landscaping practices.

The snags’ myriad benefits are due to the complex ecosystems they create and support for hundreds of organisms in the chain of life, ranging from microbes and fungus to insects and a raft of bird species.

Snags’ dead wood attracts lichens, mosses, and fungi which
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AUDIT

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(0.5% over budget — largely due to increased patrol service costs and a rise in Arlington and Alexandria trash dump fees); and professional services (4.5% over budget due to increased legal fees and planning and engineering costs). These deficits were more than offset by lower-than-projected spending on general maintenance (13.9% under budget — due in large part to less-than-projected painting, building maintenance, and pool repair costs); payroll (0.6% under budget); taxes and depreciation (26.8% under budget); and most importantly utilities (8% under budget — largely due to lower-than-anticipated water consumption as the COVID-19 pandemic receded).

Contracted services (\$1,145,498), utilities (\$1,011,556) and payroll (\$996,433) continued to be the Association’s largest operating expenses in FY22. Contracted services included contracts for trash

removal, grounds maintenance, pools, pest control, the patrol service, and janitorial service (for routine cleaning of the Management Office, Community Center, and our apartment buildings’ common area hallways). Despite rises in City of Alexandria sewer rates, water and sewer expenses (\$923,949), which comprise 91% of our utility costs, fell by \$16,081 from FY21 (\$940,030). Besides the previously mentioned post-pandemic drop in water consumption, this was also due to receipt of a \$46,401 refund (\$15,451 credited to FY22) from Alexandria after the Association Treasurer identified an error in the City utility’s billing procedures.

When FY22’s \$69,706 operating surplus and the \$30,950 Alexandria utility refund attributable to previous fiscal years are added to FY21’s final end-of-year Operating Reserves of \$771,364 (the cumulative total of previous fiscal years’ excess operating funds), the

Association’s Operating Reserves totaled \$872,020 at the end of FY22. This \$872,020 figure is approximately 16.5% of our operating budget of \$5,279,599 for FY23, which began on Oct. 1, 2022, and approximately 10.3% of the total FY23 budget (including \$3,181,465 in Repair and Replacement Reserve contributions) of \$8,461,064.

There is no firm standard governing the funding level for Operating Reserves, but based upon the Association’s history, our auditors recommend that Operating Reserves total between 10% and 20% of our total annual budget. Given this recommendation, the current level of our Operating Reserves, which is more than 10% of the Association’s total FY23 budget, appears to be sufficient. The reserves should cover any unbudgeted snow removal or storm cleanup costs, and should also pay for services (most notably \$72,885

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Defining Roles in Fairlington Villages

A series of articles about the roles & responsibilities of the Board of Directors, Management and committees

Fiduciary Responsibility and the Board

Common Interest Communities like Fairlington Villages, A Condominium, are organized and operate under the fiduciary “trust” model, much like one a person might set up with a local bank, setting aside assets for the benefit of another.

Fairlington’s Board of Directors are held to the same standard of care under the law as that imposed upon trustees managing assets on behalf of one or more beneficiaries. And even though members of Fairlington’s Board of Directors are elected by a majority vote of unit owners in the condominium, they are not politicians. Multiple fiduciaries acting on behalf of another must come to understand that upon accepting their position, they are obligated to build the relationships necessary to work with their peer members toward collective decisions in the best interests of their charge.

Politicians have no duty of loyalty under the common law. The politicians’ obligations taken under oath do not include fiduciary responsibility.

Who would you rather manage your checkbook? A person who promises to do their best? Or a person obligated to do so under the law? Politics has no role in a common interest community trust relationship, where diversity of thoughts and ideas is expected and prized. Persons wishing to serve in a fiduciary

capacity best demonstrate their qualifications by their willingness to work toward the common good with others of differing opinions and not just those who agree with them.

Politics in common interest community trust relationships confuses the concept of electing trustees to act in the best interests of their collective ownership of an asset. While politics could benefit from politicians acting like trustees, trustees will never benefit from acting like politicians.

Complete the Financial Survey Online by February 20

We want your input on the Association’s future financial priorities via the online financial priorities survey; the online survey deadline is Mon., Feb. 20.

The survey seeks residents’ input on various topics, including replacement reserves and operating spending in areas such as building maintenance, landscaping and grounds maintenance, and Association amenities. The survey results will be compared with the financial information in our 2019 Strategic Plan community survey, and will be considered during our Fiscal Year 2024 and subsequent fiscal years’ budget processes.

Please stay tuned to TownSq and www.fairlingtonvillages.com for more information on how to participate in the survey electronically. The survey will be available online starting Jan. 30 with a deadline of Mon., Feb. 20.

Attendees of the Budget Seminar on Jan. 28 had the opportunity to complete the financial priorities survey in person.

Walk on Abingdon



PHOTO BY MARK JOHNSON

Management is pleased to announce the new sidewalk on Abingdon Street is finished. After 10 years of planning, this Arlington County project has come to completion. The milling and paving were the final touches completed in January.

Stay in the Know with TownSq

- Stay informed regarding snow removal progress by the Association, fallen trees, and other important news related to weather events.
- Get notices in real time of sidewalk closures or maintenance work in Fairlington Villages.
- Pay your condo fees.
- Make a request to the Management Office.
- Sign up: <https://app.townsq.io/login>.

If you have a tenant renting your home, please register your occupants so they too may receive TownSq updates and announcements.

Activities Around the Village

Announcing New Chairs

Fairlington Villages is happy to announce new co-chairs for the Activities Committee. Annemarie Antignano and Erin Bieger look forward to returning our favorite activities after the pandemic pause.

Watch the Big Game with Fellow Fairlingtonians on February 12!

North Fairlington will once again host a Game Day Party in the Community Center at 3005 S. Abingdon St. on Sun., Feb. 12, with doors opening at 6 p.m. Gather with your neighbors for pizza, snacks, and beer as we broadcast the big game on a big screen with our LCD projector. As of this writing, we do not know which teams will play. We do know that this year's halftime show will be performed by Rihanna. Whether you are interested in the football game or just want to watch the commercials, we hope to see you there!



2020 PHOTO BY GUY LAND

Get ready for the return of Game Day with fellow Fairlingtonians.

If you would like to volunteer for the Game Day Party, please email activities@fairlingtonvillages.com.

Join a Handy Discussion with the Book Club on February 23

Please join the Book Club on Thurs., Feb. 23, at 6:30 p.m. at the Community Center to discuss *Take My Hand* by Dolen Perkins-Valdez. According to NPR, the historical novel "tackles forced sterilizations inspired by the 1973 case of the Relf sisters."

On Thurs., March 30, at 6:30 p.m. at the Community Center, the Book Club will discuss *The Heart's Invisible Furies* by John Boyne. The novel is a sweeping, heartfelt saga about the course of one man's life, beginning and ending in post-war Ireland.

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.

Play Your Hearts 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. at 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.

Go Paperless for Your Community

Go paperless by getting this newsletter via email. This small step helps reduce resources for the earth and the budget. Not printing a newsletter saves paper and reduces production and mailing costs. It is easy to sign up for email delivery of this newsletter today. Contact the Management Office for details.

SNAG

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slowly break down the wood's cellular structure, making it soft and spongy. This process of decay returns nitrogen, phosphorus, carbon, and other vital nutrients to the soil and the microorganisms living there, both enriching the soil and encouraging new seedlings to grow.

Beetle larvae and other insects bore into the dead wood, providing a buffet for many birds and small mammals. Predator insects eat thousands of pest insects that would otherwise cause harm to living trees.

Frogs and salamanders use the detritus on the ground from decaying snags as cover and feast on ants and other insects attracted to the snag.

Snags are a magnet for Northern Virginia's eight species of woodpeckers, which drill cavities in the trunks for nesting. About 40 species of birds native to our region — including owls, Eastern bluebirds, crested flycatchers, and kestrels — use these same cavities for nests, as do bats. Flat-topped snags may attract open nester birds such as eagles.

The unseen benefits of these wooden sentinels are many. Their roots prevent soil from being washed away and help stabilize Fairlington's hillsides. Dead roots offer infiltration channels for water to percolate down through the soil, which minimizes water runoff and erosion.

Safety is paramount, too. Care has been taken to remove branches and shorten trunks to eliminate the risk of damaging structures. Fairlington's snags have been crafted by a licensed arborist and do not pose a threat to homes or residents from falling or insect activity.

— Holly Wendelin, Grounds Committee member



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Holiday Decorations Considered Past Season

As Jan. 15 has passed, any year-end holiday decorations displayed in accordance with the seasonal exception for a variance are no longer permitted. Decoration of the common areas of multiunit buildings or shared porches beyond the year-end season is permitted only with an

approved "Request for Decorating Common Areas Approval Form." There are exceptions for your unit door and floor mats provided there are no alterations or penetrations to the door, jamb, or other parts of the building. If you have any questions, please refer to the [Standard Policy for Decorating Limited-Common and Shared-Common Areas on our website.](#)

Review Your Insurance Coverage

The coming tax season is a great time to review the Association's master insurance policies to determine if you need to change the endorsements to your own HO-6 or HO-3 supplemental policies. Property Coverage under the master policy includes the unit interior walls, original floors, original fixtures, original permanently installed items in the kitchen and bath such as cabinets and counter tops, sinks, commodes, bathtubs, and showers, on a replacement cost basis.

The master policy does not cover any building upgrades by unit owners over the years, such as wallpaper, carpeting, flooring, cabinets, counter tops, or added built-ins. It also does not cover any of the unit owner's or renter's personal property. The policy is subject to a \$15,000 deductible and the unit owner may be responsible for that deductible under the Association's policy resolution on Insurance Claims-Deductible Responsibility.

Unit owners and those renting should have your own personal insurance policy to cover the following items that are not covered by the Association:

- **Your personal belongings:** Includes items such as furniture, clothing, computers and electronics, jewelry, etc.
- **Building alterations and improvements:** If you install new carpet, change your hardwood flooring, enhance your kitchen, or renovate your bathroom — any upgrade from the original construction as conveyed by the developer is your responsibility to insure.
- **Loss Assessment:** Historically, this coverage protected your responsibility to the condominium in the event of certain additional

Management Office

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
Oneyda Campos	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.

Fairlington Villages Community Center

3005 South Abingdon Street

assessments by it including operating loss (to cover revenue shortfall in annual operations) and deductible loss (to reimburse the Association for deductible expense that was the unit owners' responsibility) assessments. Newer policies may separate deductible loss assessment coverage from other assessments. You should ask for this endorsement specifically by name and confirm whether it is included under your "loss assessment" coverage or elsewhere.

- **Personal Liability:** Protects you if a person is injured on your property.
- **Loss of Use:** Covers expenses to relocate to a hotel if your unit needs repairs for damage that makes it uninhabitable.

Please consult with your insurance professional for advice as to the types and limits of any additional coverage that are best for you.

The News is published by
Fairlington Villages,
A Condominium Association

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WORKING GROUPS

Special Commission on Potential
Architectural Changes: Philip Brown
scopac@fairlingtonvillages.com

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Comments, articles, and letters are welcome. The deadline for submissions is the 10th of each month. Please deliver or email materials to the Management Office. The editor reserves the right to edit submissions.

Board Meeting Agenda Wednesday, February 1, 2023

The following is the preliminary agenda for the Feb. 1, 2023, Board of Directors meeting at 7 p.m. The meeting is hosted from the Community Center at 3005 S. Abingdon St. 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)
 - A. Presentation: Johnson, Bremer, and Ignacio, CPAs, P.C.
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Jan. 4, 2023
- V. Old Business
- VI. New Business
 - A. Landscape Contractor Quarterly Update
 - B. Variance Request – 4903 S. 30th St., A-1
 - C. Rotten Wood Replacement Ward I
 - D. Annual Meeting Procedures
 - E. Certification of Candidates
- 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 – March 1, 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.

ELECTION

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would like a hard copy, please contact the Management Office.

provide details on the qualified candidates and review the procedures for voting.

ELECTION MARCH 29

The election is held at the Annual Meeting on Wed., March 29, at the Community Center.

At the end of February, all homeowners of record will receive detailed information, a ballot for director positions, and a proxy form. Owners will be able to vote their proxies online. In the March issue of our newsletter, we will

MORE INFORMATION

If you have any questions, call the Management Office at 703-379-1440 or email office@fairlingtonvillages.com. The 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. The Office will be closed on Mon., Feb. 20.

Board Meeting Highlights

The Board held a regular meeting on Jan. 4, 2023. The following are highlights.

New Business

A. FY22 Draft Three Audit

Acceptance: Mr. Reem moved the Board accept the DRAFT of Johnson, Bremer & Ignacio, CPA's P.C. audit of the Association's fiscal operations ending Sept. 30, 2022. Passed 7-1.

B. FY23 Audit and Tax Return Preparation Services:

Mr. Reem moved the Board authorize Management to contract with Johnson, Bremer, and Ignacio, CPAs, P.C. to prepare annual audits of the Association's financial statements and federal and state income tax returns, as set forth in its engagement letter, for Fiscal Year 2023 at a total cost of \$16,500 (Tax Returns: \$1,000; Annual Audit: \$15,500). Passed 8-0.

C. IT Managed Services Agreement (Renewal):

Ms. Wasowski

moved the Board accept the proposal for renewal of its proactive Managed Services Provider Agreement with MadWolf Technologies pursuant to its proposal dated Dec. 12, 2022, for a 12-month term running Feb. 1, 2023, to Jan. 31, 2024, at a monthly cost of \$1,055 per month; \$12,660 annually. Pricing represents a 2.9% increase over the previous year. Reactive services will continue to be provided at an additional charge per the Agreement. Passed 8-0.

D. 2023 Revision of Election

Rules: Mr. Reem moved the Board of Directors adopt the 2023 Revision of Election Rules as proposed. Seconded by Ms. Lankford and passed 7-0 on a roll call vote with President Alvord, Treasurer Reem, Secretary Wasowski, and Directors Lankford, Straub, Torres, and

Weaver in favor.

E. FY23 Proposal from eBallot (VoteNet) for Online Balloting:

Mr. Reem moved the Board accept full proposal from eBallot (VoteNet) for services associated with the election of Members to the Board of Directors during the 2023 Annual Meeting and authorizes payment of the outstanding balance of \$4,387 in full. Passed 7-0.

F. FY23 Annual Meeting Election Administrator:

Ms. Wasowski moved the Board agree to payment of a retainer in the amount of \$3,000 to Dave Clark, Esq. of Clark Legal Solutions, Inc., to establish an account against which Mr. Clark will bill the Association on an hourly basis for performance of the role and responsibilities as Fairlington Villages Election Inspection / Arbiter. Passed 7-0.

AUDIT

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in painting costs) that would have normally been billed during FY22 but were not invoiced until FY23 due to project delays.

The audit report shows that the Association's Repair and Replacement Reserve balance increased from \$6,291,840 at the end of FY21 to \$7,462,071 at the end of FY22. This account funds long-term repair and replacement of major physical assets such as balconies, roofs, building masonry, trash concealment sites, swimming pools, backyard fences, parking lots, and gutters. During FY22 audited Repair and Replacement Reserve contributions totaled \$3,147,155. Audited reserve spending totaled \$1,976,924 including expenditures on building masonry repairs, renovation of Pool House 5, parking lot renovation, and slate roof, backyard fence, and shutter replacement.

The Board increased condominium fee-funded contributions to Repair and Replacement Reserves at the rate of 6% per year in FY10-16, and programmed additional increased contributions of 1% per year in FY17-19. In March 2019, as required by Virginia Condominium Act, the Association completed a five-year reserve study update that made recommendations regarding future fiscal years' Repair and Replacement Reserve contributions. The Board accepted the study at its April 2019 meeting and incorporated the report's recommendation that reserve contributions continue to be increased by 1% per year into the FY20 budget. In FY21 the Board temporarily suspended this policy and reduced condominium fee-funded reserve contributions by \$128,217 (4%) to ensure there was no condo fee increase during the first year of the

COVID-19 pandemic. These 1% annual increases, however, resumed in FY22 to ensure resources are available to complete the projects necessary to maintain our aging, historic property and keep Fairlington Villages competitive in the Northern Virginia real estate market.

During FY22 delinquent and doubtful condo fees decreased by \$23,355 to \$77,033 — a delinquency rate of 1% that is excellent by industry standards. Fairlington Villages continues to enjoy one of the lowest delinquency rates in the Washington, D.C., area.

A copy of the FY22 audit has been posted at www.fairlingtonvillages.com. Homeowners may also obtain a copy of the audit report from the Management Office, telephone 703-379-1440 or email office@fairlingtonvillages.com.

— Harold Reem, Treasurer

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 February 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Complete the Financial Priorities Survey online through February 20			1 February Board Meeting 7 p.m. Hybrid Canasta Club Community Center	2	3	4
5	6 Grounds Committee 7 p.m. Hybrid	7	8 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	9	10	11
12 Game Day 6 p.m. Community Center	13	14	15 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	16 Architectural Control Committee 7 p.m. Community Center	17	18
19	20 Presidents' Day OFFICE CLOSED Financial Priorities Survey due online	21 Special Commission on Potential Architectural Changes 7 p.m. Virtual	22 Grounds Event: Going Native, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	23 Book Club <i>Take My Hand</i> 6:30 p.m. Community Center	24	25 Candidates' Forum No. 1 10 a.m. – 12 p.m. Community Center
26	27	28	1 March Board Meeting 7 p.m. Hybrid Canasta Club Community Center	2	3	4
5	6 Grounds Committee 7 p.m. Hybrid	7	8 Candidates' Forum No. 2, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	9	10	11

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