



2023 Annual Meeting

Board of Directors Officer's Reports
March 29, 2023

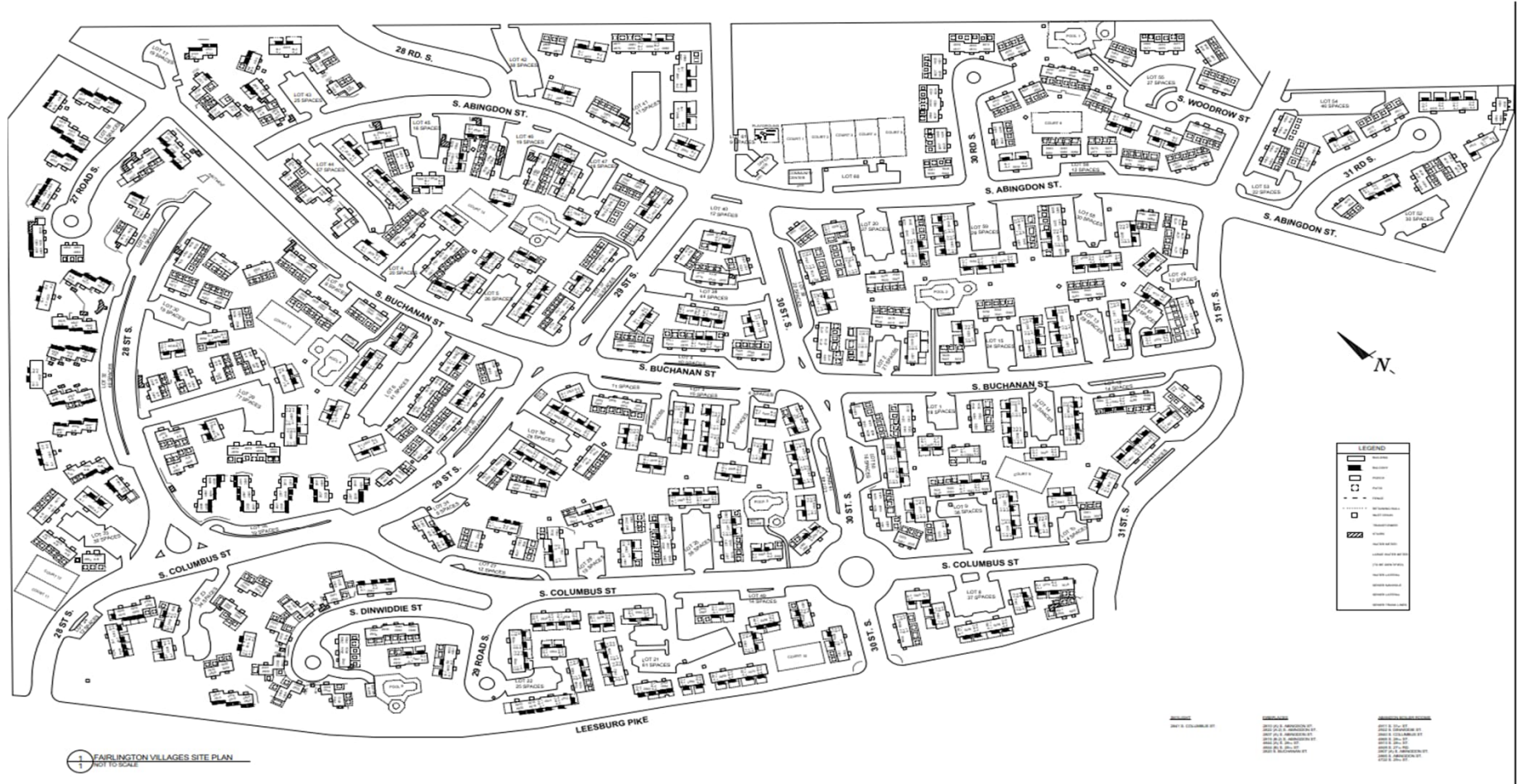
Board of Directors

- Ward I – Kate Lankford
- Ward II – Ed Stollof
- Ward III - Harry Reem
- Ward IV – Larry Straub
- Ward V – Philip Brown
- Ward VI – Melanie Alvord
- At Large – Karen Olson Weaver
Anne Wasowski
Joe Torres

Fairlington Villages

- 1,703 Units
- 93.5 Acres
- Arlington County & City of Alexandria
- Management Office
- Maintenance Building & Yard
- Community Center
- Historic District – Federal & State

Fairlington Villages



Fairlington Villages

- Twelve (12) Tennis Courts
- Six (6) Swimming Pools and Five (5) Wading Pools
- Tot Lot
- Eight (8) Rain Gardens and One (1) Shade Garden
- Three (3) Little Libraries
- Memorial Garden
- Gazebo Picnic Area

2023 at Fairlington Villages

- Management Office
 - Work orders – 1,841
 - Telephone Requests – 5,050
 - Emails – 4000
 - Office Visits – 3,720
 - Inspections - 84

Fairlington Villages Strategic Plan FY22 Mid-Year Review

Financial Stability, Integrity and Transparency

- FY23 Annual Budget of \$8.5 Million Approved
 - Multiple Newsletter Articles
 - Mailing To All Unit Owners
 - Monthly Monitoring of Financial Statements
 - Invest In Laddered CDs and Treasuries
- FY22 Audit Approved
 - FY Net Operating Revenue \$69,706 In Excess Of Expenses
 - Delinquent Accounts 1.1% Of Operations Vs 3% Industry Standard Excellent
- Way Ahead
 - FY24 Budget Preparation – Unit Owners, Committees, Board and Management Involvement

Fairlington Villages Strategic Plan FY23 Mid-Year Review

Infrastructure and Facilities Sustainability

- Ward I Fence Replacement Project Completed (190)
- Ward II Fence Replacement Project Completed (158)
- Building Projects Completed/Ongoing: Ward I Painting and Rotten Wood, Phase 8 Masonry Repair, Ward V and VI Pitched Roof Preventive Maintenance Program, Flat Roof Preventive Maintenance Program Wards I, III, IV, V and VI.
- Pool House 1: Renovation Underway
- Parking Lot Renovation
 - Lot 2 (3003-3023 S. Buchanan Street)
 - Lot 13 (3057-3073 S. Buchanan Street)
 - Lot 22 (4904-4922 S. 29th Road)
 - Lot 45 (2826-2836 S. Abingdon Street)

Fairlington Villages Strategic Plan FY22 Mid-Year Review

Infrastructure and Facilities Sustainability

- Way Ahead
 - Ward III Fence Replacement
 - Perimeter Fence Phase II
 - Ward V Painting And Rotten Wood Replacement
 - Masonry Repair, Phase 9
 - Parking Lots 29 (4840-4082 S. 28th Street) and 44 (2800-2822 S. Abingdon Street)

Fairlington Villages Strategic Plan FY23 Mid-Year Review

Community Engagement and Communications

- Kids Halloween Party, Holiday Party, Morning With Santa, Game Day, Pickleball Courts (Courts 3, 4, 11, 12), Ongoing Food Drive, Toys For Tots
- Monthly Newsletter, TownSq, Website, Social Media
- Way Ahead
 - Community Events: Easter Egg Hunt, Wine & Cheese Party, Spring Yard Sale, Budget Discussion, Summer Kick Off Party, 4th of July, Oktoberfest
 - Fairlington Villages Handbook

Fairlington Villages Strategic Plan FY23 Mid-Year Review Management and Operations

- Pool Contract: High Sierra
- Custodial Engineering: Capitol Cleaning Solutions
- Landscaping: Lancaster Landscapes
- Trash Removal: Capitol Services
- Management Contract: Legum & Norman (Three 1-year renewal options through Sept. 2024)
- Monthly Monitoring Of Water/ Sewer Bills to Identify Usage Anomalies and Take Remedial Action as Required
- Way Ahead
 - Review of All Service Contracts, Analyze Based on Industry Standards
 - Assess and Archive Fairlington Villages Records and Convert to Electronic Storage

Fairlington Villages Strategic Plan FY23 Mid-Year Review Appearance of Community's Grounds and Buildings

- Continuation of Spring and Fall Focal Bed Plantings, Renovation Planting One Ward Per Year (Ward II), Tree and Shrub Pruning and Removal
- Arlington County Tree Canopy Fund – 58 Trees, Value \$49,000
- Board Approved Ward I Chemical/Fertilization-Free Test Area for The Second Year
- Ward V Hybrid Fertilization Program Second Year(Organic)

Fairlington Villages Strategic Plan FY23 Mid-Year Review

Appearance of Community's Grounds and Buildings

- Installation of Two Retaining Walls
- Completion of Ten Drainage and Erosion Projects (Ward I, III, IV, V)
- Way Ahead
 - Renovation Planting – Ward II Fall 2023
 - Spring Grounds Walk Through – Perimeter April 29, 2023
 - Tree Survey
 - Tree Canopy Fund – Spring 2023 (Native Trees)
 - Evaluation of Columbus Street Native Plant Shade Garden

2023 Election Administrator

- David Clark, Esq.
 - Oversaw all mechanical aspects of 2023 election
 - Serves as Association Mediator for Resident Disputes and Rule Violations.

Fairlington Villages



Welcome to the Fairlington Villages Unit Owners Association 2023 election.

We encourage and welcome your participation in this electronic voting process. Please enter the *User ID* and *Password* provided to you in the annual mailing materials and cast your vote. The system will allow only one vote per user, so please review your choices before confirming your vote.

A screenshot of the voting login interface. It features three input fields: 'User ID' with the value 'FranFairlington', 'Password' with masked characters '*****', and 'Unit #' with the value '7989'. There is a 'Login' button with a right-pointing arrow. A blue keyhole icon is visible in the bottom left corner of the form area.

If you experience any problems with this voting process please contact Erin Moran at the Management Office at [\(203\) 379-1440](tel:2033791440).



Fairlington Villages Special Projects

- Ward III Fence Replacement
- Parking Lot Renovation
- Roof Replacements (5)
- Rotten Wood Replacement (Ward I – 10,000 linear feet)
- Pool House 1 Renovation
- Phase 9 Masonry Repair (24 Addresses)

The Year in Review

April 2022 - March 2023

- Sales – Range of sale prices 2022
 - 1-Bedroom Apartments – \$265,000-\$329,500
 - 3-Bedroom Townhouses – \$480,000-\$731,500
- New Owners – 91
- Current Owner Occupancy - 68% (1,148)
- Current Renter Occupancy - 32% (525)

Management Staff

Miguel Galvez - Facilities Manager

Mark Johnson - Operations Manager

Erin Moran – Office Manager



Maintenance Staff

- Winston Burris
- Roberto Castillo
- Edward Dempsey
- Oneyda Martinez
- Edgar Perez
- Kenneth Thompson



Office Staff

- Victoria Gomillion
- Oneyda Campos

