



North Fairlington News

Historic Fairlington Villages

JUNE 2023 VOL. 45, No. 6

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Annual Budget Process Begins, Budget Forum on July 26

Fairlington Villages’ budget process for Fiscal Year 2024 (FY24), which runs from Oct. 1, 2023 – Sept. 30, 2024, has begun. The annual Homeowners’ Budget Forum will be held on Wed., July 26, at 7 p.m. in the Community Center at 3005 S. Abingdon St. If homeowners do not wish to attend the Forum in person, they will also have the option of participating virtually.

The Forum is an interactive setting that includes review of the draft FY24 budget and the Association’s fiscal priorities, and homeowner comments and questions on projected operating and reserve spending. For a discussion of items covered by your condo fee, see

the article “FY24 Budget Process Begins This Month: Review What Your Condominium Fees Cover” on pages 1 and 3 of the [May 2023 North Fairlington News](#).

In accordance with condominium industry best practices, the Association has traditionally programmed small annual condo fee increases to avoid large single-year fee hikes and special assessments — Fairlington Villages has never had a special assessment in its 45-year history. Although FY21 condo fees were not raised because of the COVID-19 pandemic’s unprecedented challenges, we could afford to keep fees flat for only one fiscal year. Fees increased

by 1.46% in FY22 to cover rises in operating costs and implement our Reserve Study’s recommendation that reserve contributions increase by 1% each year to fully fund our reserve account and execute major programs such as roof and backyard fence replacement, masonry repairs, and parking lot and pool house renovations. The previous several fiscal years’ increases were 1.06% (FY17), 0.96% (FY18), 1.32% (FY19), and 2.39% (FY20).

During FY23 we faced a new financial challenge — the highest United States inflation rate in 40 years. Inflation, which was running at an annual rate of 9.1% in

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The Management Office will be closed for Juneteenth

A Dedicated Walk-Through



PHOTO BY GUY LAND

Fairlingtonians, staff, and invited guests learned the status of various projects during the Grounds Walk-Through. See the article and related grounds updates on page 3.

SCOPAC Town Hall on June 13

The Special Commission on Potential Architectural Changes (SCOPAC) will host a hybrid Town Hall on Tues., June 13, at 7 p.m. at the Community Center to update all residents on its progress and the research on egress windows.

Trash Hours Pilot Through June 29

At its May meeting, the Board extended the pilot trash hours from 6 a.m. to 10 p.m. daily through Thurs., June 29.

The Board will receive a final report from Management at the June 7 meeting. A final decision on the subject is anticipated at the June 29 Board meeting; the date of the July Board meeting was advanced on the calendar due to the 4th of July holiday.

The maintenance staff will continue to monitor the trash enclosures and record areas of overflow. To

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Say Hello to a Summer at the Pools

Please remember to take your 2023 Fairlington Villages ID card to the pools and sport appropriate swimwear. You can review the Pool Rules in the [May newsletter online](#). Stay tuned for a pool survey coming at the end of the season.

It has been a long time since our pools have been fully opened. We spent two years with many restrictions and maybe it is time to get re-acquainted.

Pool 1, 3055 S. Woodrow St., provides a happy-go-lucky pool good for families with small kids. It has a toddler pool and offers a kid-friendly environment.

Pool 2, 3025 S. Buchanan St., has something for everyone. Pool 2 is our family pool. Are you a family with kids of different ages

and someone who wants to swim laps? It offers a fun space for kids to play, a toddler pool, and a single lap-lane available at all times. Pool 2 is also heated for those of you who get chilly!

Pool 3, 4709-B S. 29th St., is the tween pool. Pool 3 has a basketball hoop and other water toys. It is set up as a place for the older kids to splash around and enjoy the water.

Pool 4, 2848-B S. Buchanan St., is a great place for families with kids. If you find Pool 1 and 2 are a bit busy, Pool 4 is another family-friendly swim space.

Pool 5, 2985 S. Columbus St., presents the lap pool. Do you love executing a perfect flip-turn? With three lap lanes available all day, Pool 5 is the best place to get

a workout and then sit in the sun and read. There is not a baby/toddler pool at Pool 5.

Pool 6, 2920 S. Dinwiddie St., features the quiet pool. Pool 6 offers a tranquil space by the water. Come and swim, nap, or meditate at Pool 6.

Pool Committee Meeting June 14

The Pool Committee is welcoming new members. The next meeting is Wed., June 14, at 7 p.m. at a pool location to be determined. The committee meets monthly through September; the meeting date is flexible, usually the second or third Wednesday of each month. Please email pools@fairlingtonvillages.com for details.

BUDGET FORUM

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June 2022, impacts all parts of our operations, and resulted in an FY23 condo fee increase of 3.96%.

As of March 2023, inflation has abated to an annual rate of 5% but still remains high by recent historical standards. In addition, next year's budget also needs to incorporate Arlington and Alexandria water/sewer rate increases and likely significant rises in the costs of employee health insurance and our property insurance policy. **Given these trends, FY24's budget should aim for a condo fee increase of about 3-4%.** An increase in this range is below the inflation rate, but should allow us to fund operations at current levels and increase reserve contributions by 1%.

KEY DATES

You can review the Budget report from the Annual Meeting [online](#). In addition to the July 26 Homeowners' Budget Forum, key dates in the FY24 budget preparation

process include:

May 1 – May 24: Board members and committee chairs provide budget inputs to the Association Treasurer and General Manager.

May 25 – June 16: Treasurer and General Manager prepare the draft budget using Board members' and committee chairs' inputs.

June 19: Draft Treasurer's/Management budget sent to committee chairs and Board for preliminary review.

June 29: Treasurer presents draft Treasurer's/Management budget at regular Board meeting and Board approves and/or amends budget.

July 6: Draft budget as approved/amended by Board is mailed to homeowners for review and used as the basis for discussion at the Homeowners' Budget Forum.

July 26: Homeowners' Budget Forum at 7 p.m. to discuss budget. The Forum will be conducted

at the Community Center and virtually; access instructions will be provided.

July 27: Final draft budget incorporating comments from the Homeowners' Budget Forum is sent to Board members. All homeowner comments are included in the budget or addressed in the Treasurer's presentation at the Aug. 2 Board meeting.

August 2: Board approves final budget at its monthly meeting. The Management Office will prepare a copy of the final budget and mail payment coupons and a budget information letter to homeowners **no later than Aug. 31.**

ATTEND AND ADVISE

Please plan to join us and participate in the upcoming annual budget discussion and forum. The Board welcomes the advice and suggestions of all homeowners.

— Harold Reem and Joe Torres

Resident Survey: Which Color Mulch?



PHOTOS BY JIM OSTROFF

Voice your choice: the black mulch on the left as seen at the Office and Community Center OR the brown mulch on the right as found everywhere else on the grounds.

Each spring, our community's landscape contractor puts down brown-colored mulch in front of homes and selectively, around trees and shrubs in common areas.

The Grounds Committee, in response to residents' requests, is seeking to gauge your opinion about using black-colored mulch throughout the property.

A trial project has been established, where black mulch was applied to planting beds in front of the Management Office and the

Community Center, and in the gardens between these buildings.

Stop by, take a look, and let us know what you think. Should our community use black mulch property-wide next year, or continue using brown mulch? There is no cost difference between the two.

Your opinion matters! Please let us know of your mulch color preference by Fri., June 30, via email at grounds@fairlingtonvillages.com.

—Grounds Committee

Giving Flowers for the Plant Sale Volunteers



PHOTO BY GUY LAND
The Grounds Committee had a large selection of native and annual plants available for purchase at the Spring Plant Sale. Helpful information about native and annual plants, as well as growing tips, was available.

Thank you to all who were patrons of the very successful Fairlington Villages Grounds Committee's Plant Sale on May 6. We especially thank the large number of volunteers who supported this event: Chrissy Baker, Sharon Burd, Leslie Cameron, Katherine Kany, Kathy

McGarril, Mimi Murphy, Linda Robinson, Donna Volpone, Karen Olson Weaver, Angel Welsh, and Anne Wilson.

All plants that were not sold will be installed in common spaces around the property.

Paving 28th Street S.

The City of Alexandria Department of Transportation and Environmental Services is responsible for the maintenance and repair of sidewalks, alleys, and more than 561 lane miles of road. The City's paving on 28th Street S. is scheduled to continue through June.

Businesses and residents whose streets are scheduled for resurfacing receive advance notice of paving work — typically by displayed project signs and /or letters. Temporary "No Parking" signs will also be posted before work begins; please observe these signs to avoid tickets and potential towing.

Visit alexandriava.gov/Budget for a [proposed paving schedule](#). The Street Resurfacing list and schedule are subject to change. Factors that may affect work include weather, equipment, other City projects, and utility work.

Walk-Through

On April 29, members of Management, the Board of Directors, the Grounds Committee, and other interested residents walked all six wards of the property. The group looked at 19 benchmarks, ranging from various landscaping items to current and completed projects.

The landscaping highlights included the Board's observations of grounds maintenance issues firsthand, as well as the status of the sustainable landscaping best practices areas and 'no chemical' areas around the property. The projects list included the Abingdon Street Sidewalk recently completed by Arlington County, Pool 1, the perimeter fence, and the upcoming parking lot and tennis court renovations. Among the points of interest in the Walk-Through was a memorial bench dedicated to the passing of a young resident (donated by Lancaster Landscapes).

Activities Around the Village

Kick Off Your Shoes on June 3

Join us for Fairlington's annual celebration of the beginning of the summer season with our Summer Kick Off Party (formerly known as the Margarita Party) on Sat., June 3, from 6 p.m. to 9 p.m. at Pool 3 at 4709-B 29th Street S. Tasty margaritas and beer will be provided, as well as food and musical entertainment. Please note you WILL be required to show proof of age in order to obtain any drink(s) that contain alcohol.

If you are interested in volunteering to ensure the party is a success, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

Hit the Beach with the Book Club on the Confirmed Date of June 22

Please join us on Thurs., June 22, at 6:30 p.m. at the Community Center to discuss *Beach Read* by Emily Henry, a romance that promises to help you get a steamy start to your summer! This feel-good tale is about "a romance writer who no longer believes in love and a literary writer stuck in a rut who engage in a summer-long challenge that may just upend everything they believe about happily ever afters."

Our Thurs., July 27, book discussion will be on *One Italian Summer* by Rebecca Serle. In case

your summer travel plans do not include a trip to the Amalfi coast, come experience it through literature with the Book Club in this touching tale highlighting mother-daughter relationships.

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.

Summer with a Game of 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.

Be Over the Moon in June with the Doubles Tennis Ladder

The Tennis Committee will host a Mixed Doubles Ladder through Sat., Sept. 30. Each team must be composed of at least one current resident from Fairlington Villages. Standings will be recorded in Laddero. If you are interested in joining, please email tennis@fairlingtonvillages.com and cc

Eric Miederhoff at miederhofferic5@gmail.com.

You can join the Fairlington Tennis Facebook page to keep up with the latest tennis news at https://m.facebook.com/groups/207122480118127?group_view_referrer.

If you are heading to the courts, please remember to take your 2023 Fairlington Villages ID card and sport appropriate tennis apparel.

See the Stars and Stripes on Parade at the 4th of July Celebration

Plans are underway for the annual 4th of July parade! Celebrate Independence Day with fellow Fairlingtonians by decorating your strollers, wagons, bikes, scooters, kids, dogs and cats — even yourselves — in red, white and blue. Meet your neighbors at the old Fairlington firehouse at 9:45 a.m. and, beginning at 10 a.m., we will march up S. Abingdon Street to the Community Center parking lot. If marching is not your thing, we need spectators to cheer along the sidelines. Join us after the parade for cool drinks, food, and the beloved Bake Sale.

If you can lend a helping hand for this event, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

Many Findings at the Yard Sale

A lovely spring day set the stage for a successful Yard and Plant Sale on May 6. Thank you to all of the sellers, purchasers, and browsers who came out for this popular community event.

A special thank you to our volunteers who helped to make this year's Yard Sale event possible: Annemarie Antignano, Chrissy Baker, Erin Bieger, Joe Torres, Manja Blazer, Marta Navales, and Susan Tatum.

PHOTO BY GUY LAND

The annual Yard Sale was another success thanks to the treasure trove of volunteers. You can answer the call of helping out at future events like the Summer Kick Off Party or the 4th of July festivities, meet new people, share your talents, and have some fun.





Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Confirming the June 29 Board of Directors Meeting

The Board of Directors voted to move its regular July 5 meeting to Thurs., June 29, at 7 p.m. in the Community Center. Please update your calendar to reflect the June 29 meeting accordingly. We apologize for any inconvenience.

Save the Date and Participate on July 26

Plan to attend the Homeowners' Budget Forum on Wed., July 26, at 7 p.m. in the Community Center. The Forum will be accessible virtually as well.

Stay Cool with a Clean AC

As a friendly reminder, the maintenance of your air conditioner condensate line is your responsibility, even if the line is outside of your unit. The condensate line takes water removed from the humid air from inside your unit to the outside. If a contractor performed spring maintenance on your unit and cleaned the coils, your condensate line is probably fine. However, if you only changed the filter, the condensate line may clog. If it does back up and there is damage to your unit or a neighbor's unit (many condensate lines run through neighboring units), you may be responsible for those damages.

Algae, dust, or dirt can collect inside the condensate line and force condensation water from the air handling unit to back up into the building, rather than flowing out of the building. If your unit has not been cleaned recently, it may be cost effective for you to have a contractor clean the line. Some "home" remedies that work include pouring a cup of bleach OR ammonia OR a small bottle of club soda into the line.

CAUTION: do not use bleach and ammonia at the same time!

Grill Within 15 Feet

Summer fun includes cooking outdoors with family and friends. Fairlingtonians who share in this favorite pastime must 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.

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
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

SCOPAC/Egress Window Policy Town Hall Meeting on June 13

A hybrid Town Hall will be held on Tues., June 13, at 7 p.m. at the Community Center at 3005 S. Abingdon St. to update all residents on the progress of the Special Commission on Potential Architectural Changes (SCOPAC). Details for the virtual component will be forthcoming. The year-old SCOPAC has focused on the possibility of installing egress windows. The Town Hall will provide the research thus far, before conducting a survey of all residents. Please join us to hear the update and provide your comments.

The Town Hall on June 13 at the Community Center will be held in addition to the virtual regular monthly SCOPAC meeting on Wed., June 20, at 7 p.m.

If you have any questions or need further information, please email scopac@fairlingtonvillages.com.

The News is published by
Fairlington Villages,
A Condominium Association

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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.

A New Agenda

Due to the changes resulting between the "draft" Agenda appearing in the newsletter and the "final" Agenda published one week prior to the Board of Directors meeting, Management has truncated the Agenda to a level that will service its ultimate purpose — providing the basic items that will be discussed. We hope you find the new format useful.

Board Meeting Agenda for June 7

The Board of Directors will meet on Wed., June 7, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may 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 – May 3, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – June 29, 2023
- X. Adjournment of Meeting

The full Agenda will be posted at www.fairlingtonvillages.com Thursday prior to the Board meeting. The full Agenda and the Board Book are available for review electronically on [TownSq](#), via email by request at office@fairlingtonvillages.com, or by visiting the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

Board Meeting Agenda for June 29

The Board of Directors will meet on Thurs., June 29, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may 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 – June 7, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Aug. 2, 2023
- X. Adjournment of Meeting

The full Agenda will be posted at www.fairlingtonvillages.com Thursday prior to the Board meeting. The full Agenda and the Board Book are available for review electronically on [TownSq](#), via email by request at office@fairlingtonvillages.com, or by visiting the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

Board Meeting Highlights

The Board held a regular meeting on May 3, 2023. The following are highlights.

Old Business

A. Election of Officer – Secretary: Melanie Alvord was unanimously elected Association Secretary.

New Business

A. Standard Board Practices and Procedures 2023-2024 Board Year: Ms. Lankford moved that the Board adopt procedures for the conduct of monthly Board meetings and the transaction of Association business during the 2023-2024 Board year. Passed 9-0.

B. Variance Request – 4858 S. 28th St., B-2 – Relocate HVAC Unit: Ms. Dies moved the Board approve a variance request from the homeowner to relocate their HVAC unit, in accordance with the specifications outlined in the

variance request. Passed 7-2.

C. Lease of New Copier: Ms. Alvord moved the Board authorize Management to lease a Rich/Lanier IM C4500 Color System from Capitol Document Solutions at a base cost of \$365 per month. Passed 9-0.

D. Replacement of Sewer Ejector Pump – 4877-4885 S. 28th St.: Mr. Brown moved the Board authorize Management to contract with Service Machine Shop, Inc., for the replacement of a sewer ejector pump at 4877-4885 S. 28th St., per the proposal, at a cost not to exceed \$7,558. Passed 9-0.

E. Replacement of Broken Porch Railings: Ms. Lankford moved the Board authorize Management to contract with

Koppers Fabricators, Inc., for the replacement/ repair of porch rails, per the proposal, at a cost not to exceed \$22,400. Passed 9-0.

F. Request for Accommodation Under the Fair Housing Act – 3059 S. Buchanan St., A-2: Ms. Dies moved the Board approve the request from the homeowner to install a chair lift on the front steps to the unit under The Fair Housing Act. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association related to the approved modifications or to damages or claims arising therefrom. Passed 9-0.

TRASH PILOT

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date, the overflow occurs primarily in four specific parking lots. Management has notified residents in these areas of the overflow issues and staff has observed limited improvement.

The data indicate the most frequent overflow problem is cardboard. To help resolve this issue, Management added a 24/7 cardboard recycling dumpster which is located immediately to the left of the 24/7 trash location behind the Management Office. Please place all boxes there, after breaking them down, to ensure proper recycling. Any boxes left outside of the recycling dumpster will not be recycled; anything left outside of the bins is deemed to be trash.

Maintenance is retrofitting the recycling containers in each trash enclosure with blue lids to further help identify them for recycling and reduce contamination in the bins.

Please remember, residents are

required to abide by the extended hours with no placement of trash between the hours of 10 p.m. through 6 a.m. through Thurs., June 29.

If the Board does not adopt the extended trash hours it will mean the restricted trash hours may return on Fri., June 30: please stay tuned to learn the decision to be certain you are not in violation of the hours! The restricted hours mean you can drop household trash in the bin Monday through Saturday from 6 a.m. to 9 a.m.

You can stay informed of the Board's decision regarding the trash hours, and other important updates, by signing on to [TownSq.](#) joining us on [Facebook](#), and following us on [Twitter](#).



PHOTO BY MARK JOHNSON

The 24/7 cardboard recycling center is located directly left of the 24/7 trash center.

Get a Paperless Newsletter and See Green

Go paperless by getting this newsletter via email and see it all in color. This small step helps reduce resources for the earth and the budget. Contact the [Management Office](#) for details.

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 June 2023

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4	5	6	7 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	8	9	10 Board Executive Retreat 9 a.m. – 12 p.m. Community Center
11	12 Grounds Committee 7 p.m. Hybrid	13 SCOPAC/ Egress Window Town Hall 7 p.m. Hybrid	14 Pools Committee, 7 p.m. Pool Location TBD Canasta Club Community Center	15 Architectural Control Committee 7 p.m. Community Center	16	17
18	19 Juneteenth OFFICE CLOSED TRASH PICKUP	20 Special Commission on Potential Architec- tural Changes 7 p.m. Virtual	21 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	22 Book Club <i>Beach Read</i> 6:30 p.m. Community Center	23	24
25	26	27	28 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	29 NOTE DATE! Board Meeting 7 p.m. Hybrid Community Center Trash Pilot May End	30 Mulch Color Survey Deadline	1 July
2	3	4 4th of July Parade, 9:45 a.m. OFFICE CLOSED TRASH PICKUP	5 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	6	7	

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