



North Fairlington News

Historic Fairlington Villages

JULY 2023 VOL. 45, No. 7

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Homeowners' Forum on July 26 to Address FY24 Budget

Join us for Fairlington Villages' annual Homeowners' Budget Forum in the Community Center at 7 p.m. on Wed., July 26, for an in-depth review and discussion of how your condominium fees are spent and how the budget is being constructed for Fiscal Year 2024 (FY24). If you do not wish to attend the Forum in person, you will also have the option of participating virtually. Homeowners can attend the Forum telephonically by calling 703-552-8058; the conference code will be made available by the Management Office one week in advance.

A copy of the FY24 Budget Forum presentation slides will be

posted on the Fairlington Villages website (www.fairlingtonvillages.com) on July 10, where it may be downloaded for homeowners' reference. Homeowners may also obtain a hard copy of the slides by contacting the Management Office at 703-379-1440 or via email office@fairlingtonvillages.com.

THE ASSOCIATION BUDGET

Our Association's budget consists of three components: operating expenses, reserve contributions, and income. Income, which is almost exclusively derived from condominium fees, equals the total of projected operating expenses and reserve contributions. The

budget for current FY23, which began Oct. 1, 2022, totals over \$8.46 million, including approximately \$5.28 million in operating expenses and reserve contributions of approximately \$3.18 million.

Operating Expenses

Operating expenses encompass all expenditures required to fund the day-to-day operation of our community. They include contracts for grounds maintenance and trash removal, repair and maintenance expenditures, administrative costs (including insurance), employee payroll and benefits, and utilities (including sewer and water). The

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Introducing Oscar Giron

We are pleased to introduce Oscar Giron, the new Administrative Manager for Fairlington Villages. You can reach him via email at ogiron@fairlingtonvillages.com or telephone 703-379-1440. Oscar will be the primary point of contact for residents and the Management Office. He has enhanced responsibilities beyond managing office operations.



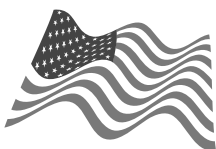
PHOTO BY MANAGEMENT

Say hello to Administrative Manager Oscar Giron.

Trash Hours Online

At its May meeting, the Board extended the pilot trash hours from 6 a.m. to 10 p.m. daily through June 29. The Board received a report from Management at the June 7 meeting with a final decision to be made at the June 29 Board meeting; the date of the July meeting was advanced on the calendar due to the 4th of July holiday.

The June 29 decision is unknown at the time of production of this newsletter. Notice of trash hours will be posted on the website (www.fairlingtonvillages.com) and through Fairlington Villages' digital outlets: **TownSq**, **Facebook**, and **Twitter**.



**4th of July
Management
Office closed
Trash will be
picked up**

Pilot Shade Garden Pilot Redux

Fairlington Villages installed a pilot Shade Garden October 2019 to determine what plants grow best in shade. The design focused on creating an aesthetically pleasing effective storm water management solution. A 2022 assessment confirmed this garden significantly deters water runoff. Brick edging has kept mulch off sidewalks. Maintenance requirements are modest.

Changes now being implemented include: simplifying the garden to remove plants such as ragwort that crowd out other plants; installing more plants of fewer varieties; removing fallen leaves that impede plants' growth. The community's intent is to replicate the shade garden's design elsewhere as funds permit.

— Anne Wilson, Grounds Committee member



PHOTO BY ANNE WILSON

The pilot Shade Garden in front of 2934 S. Columbus St. has restored greenery to a grass-bare area and stemmed rainwater-caused erosion.

BUDGET FORUM

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two largest of these operating expenditures are payroll and the cost of Arlington County and City of Alexandria sewer and water fees, each of which constitutes approximately 20% of the current FY23 operating budget. However, after peaking in FY21 due to increased use when our residents spent more time at home during the COVID-19 pandemic, water and sewer costs are now decreasing as the pandemic recedes despite increases in Arlington and Alexandria fees.

Reserve Contributions

Reserves are set aside for long-term repair and replacement of

major physical assets, including our buildings' balconies, exterior brick masonry walls, and slate and flat roofs, as well as our property's sewer lines, swimming pools and pool houses, tennis courts, tot lot, parking lots, and trash enclosures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves required to repair, replace, and restore these capital elements. In accordance with the Act's provisions, the Board of Directors commissioned a 2019 Update to 2009 and 2014 Reserve Studies and the 2014 report's accompanying the



Building an Ad Hoc Committee on Multiunit Interior Renovation

The Board of Directors is pleased to announce the formation of the Ad Hoc Committee on Multiunit Interior Renovation. This committee will assist the Board in the planned renovation of the interior common element hallways of the multiunit buildings. A schedule of meetings, open to the community, will be announced once the volunteer members organize and select a chair.

Go Green, Go Paperless

Go paperless by getting this newsletter via email. This small step helps reduce resources for the earth and the budget. Contact the Management Office for details.

Exterior Wall (Masonry) study to ensure that our reserves are fully funded.

The Board adopted the 2009 and 2014 studies' recommendations that reserve funding be increased by 6% per year from FY10 through FY16, with increases reduced to 1% per year thereafter. The current 2019 Reserve Study Update, approved by the Board at its April 3, 2019 meeting, reaffirms this yearly 1% rate of increase and recommends both annual reserve spending totals and updated lists of reserve projects for the next 20 fiscal years through FY38.

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Avoid Bad Air Days

FACT: The pools must close if there is inclement weather or if the air quality is too poor to be outside.

SOLUTION: Get the TownSq app to stay informed of pool closings. Register with TownSq to receive pool updates.

SIGN UP: <https://app.townsq.io/login>.



Pool Committee Meeting July 12

The next Pool Committee meeting is Wed., July 12, at 7 p.m. at Pool 1.

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.

Meet the Lifeguards



PHOTO COURTESY HIGH SIERRA POOLS

Keeping you safe this summer: Aexandar Bazik (Slovakia), Ali Pala (Türkiye), Damian Predac (Slovakia), Eva Havirova (Slovakia), Jackson Baker (USA), Jacob Kasak (Slovakia), Jameson Barry (USA), Laura Yuritzza Vargas Pacheco (Colombia), Linda Limova (Slovakia), Michael Panci (Slovakia), Monika Zeminova (Czech Republic), Nikita Gordiienko (Ukraine), Safety Instructor Özgür Bayzin (Türkiye), Radim Polacek (Czech Republic), Sebastian Albavera (Colombia), Siena Nesmith (USA), Siena Wickwire (USA), Area Supervisor Utku Guzelkaya (Türkiye), and Vladan Dujakovic (Bosnia and Herzegovnia).

BUDGET FORUM

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Our Association has funded these recommended increases during every year except FY21, when reserve contributions were reduced by \$128,217 to ensure there was no condo fee increase while our homeowners addressed the unprecedented challenges of the COVID-19 pandemic.

During FY24, as required by the Condominium Act, the Association will conduct another five-year reserve study update. As was the case with its predecessors, the study will evaluate the condition of our principal capital assets, propose annual reserve projects and expenditures for the 20-year period through FY43, and recommend the amounts of annual contributions to ensure our reserves are fully funded.

Income

Condominium fees are the principal means of covering our expenses, including both daily operations and major long-term reserve infrastructure repair and replacement projects. These fees comprise almost 98% of our total projected FY23 income.

Historically, we have also received a small, but significant, amount of income on our investments, which largely consist of accumulated reserve funds invested in the "safe" U.S. Treasury securities and FDIC-insured certificates of deposit that are available to condominium associations. By laddering our investments (purchasing instruments expiring at different times), the Association earned an increasing amount of income as interest rates rose from their historic lows following the

global recession of the late 2000s. During FY21 and FY22, as rates were slashed as part of the effort to combat the severe economic downturn during the COVID-19 crisis, the Association did not earn as much income from investment interest as it had in previous years. Currently, however, rates have risen as part of the effort to combat the highest United States inflation in 40 years, and the Association is expected to earn significantly higher amounts of interest income in FY23 and especially in FY24.

Other sources of income include rental fees for the Community Center and Arlington Public Schools' lease of spaces in the Center's parking lot, late fees, resale packet charges, and income from services provided to Fairlington Court, the 10 townhouses located

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Activities Around the Village

Participate in the 4th of July Parade and Festivities!

Join fellow Fairlingtonians in festive fashion on Tues., July 4, to celebrate Independence Day! 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. Follow us after the Parade to enjoy cool drinks, grilled food, and the beloved Bake Sale.

Volunteers are needed to make this event a success. If you can lend a helping hand please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440!

You Need Not Be Italian at the Book Club on July 27

Please join us on Thurs., July 27, at 6:30 p.m. at the Community Center to discuss *One Italian Summer* by Rebecca Serle. The novel is "a moving and unforgettable exploration of the powerful bond between mother and daughter set on the breathtaking Amalfi Coast."

Our Thurs., Aug. 31, book discussion will be on *Maame* by Jessica George. A TODAY show "Read with Jenna" selection, this coming-of-age tale "explores what it feels like to be torn between two homes and cultures — and it celebrates finally being able to find where you belong."

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.

Step Up to Play with the Doubles Tennis Ladder

The Tennis Committee is hosting a Mixed Doubles Ladder through



VINTAGE PHOTO BY GUY LAND

Fairlingtonians enjoyed the 4th of July 2022 festivities. Join us for 2023!

Sat., Sept. 30. Each team must be composed of at least one current resident from Fairlington Villages. Standings will be recorded in Laddero. Please email tennis@fairlingtonvillages.com and cc Eric Miederhoff at miederhofferic5@gmail.com if you want to play.

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.

Spend the Dog Days Playing Canasta on Wednesdays

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.

Summer Kick Off Success!

Fairlington's Summer Kick Off Party went off without a hitch on

June 3, at Pool 3 despite the threat of thunderstorms. Those in attendance enjoyed tunes by DJ 'Zo, while they munched on hot dogs and chips and salsa. The over-21 group enjoyed beer and the party's annual margaritas on-the-rocks.

A very special thank you to our stellar volunteers who made the event a success: Annemarie Antignano, Chrissy Baker, Erin Bieger, Joan Carter, Kate Bannan, Lydia Redway, Marta Navales, Pat Horvath, Sharon Bisdee, and Susan Tatum.

Stay in the Know with TownSq

- Stay informed of changes to landscaping crew schedules, any pool closures, 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 or make a request to the Management Office.
- Sign up: <https://app.townsq.io/login>.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Review Your HO6 Insurance Policy by July 15

The Fairlington Villages Master Insurance Policies renew on Sat., July 15. Holden & Co. Insurance will continue as the Association's insurance agent and the insurance companies providing the various coverages will likely remain the same. If you receive notice from

your mortgage company asking for proof of insurance, please send a copy of the notice to Holden & Co. via fax at 703-566-5568 or email a copy to **office@holdenins.com**, identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Co. has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

It is also a good time to check your own HO6 policy for coverage gaps, like the deductible for property and water damage claims, which could be assessed to you in the event the damage results from something over which you exercise complete control or are otherwise responsible for maintaining. That deductible amount is \$15,000 for both perils through July 15, 2023, but could rise to as much as \$25,000 for property damage and \$50,000 for water damage. Please see the **February 2023 newsletter online** for an article on insurance coverage.

Register for TownSq to Receive Many Benefits

Register with TownSq at <https://app.townsq.io/login> to receive updates, send notices to the Management Office, or pay your condo fees. TownSq is available for Android and iOS at Google Play and the App Store. Have your account number handy. If you have a tenant renting your home, please register your occupants so they too may receive TownSq updates.

Pay Your Condo Fee Automatically

The fastest way to pay your monthly assessment is online: use ACH transfer, direct debit, or other options such as a credit card or e-check. Mailing a payment relies on the postal system. Having the Management Office send a payment on your behalf is the slowest route. For a full description of each payment option, please see the **September 2022 newsletter online**.

Participate in the Budget Forum on July 26

Attend the annual Homeowners' Budget Forum on Wed., July 26, at 7 p.m. in person at the Community

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
Oscar Giron	Administrative 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

Center or virtually by calling in to 703-552-8058. The conference code will be available from the Management Office one week prior to the Forum.

Stay Cool at the Pool with Thanks to These Staffers

We are thrilled summer is here and all our pools are open thanks to the extraordinary effort by the Fairlington Villages Management and Administrative staff who make it all possible every year. Please give Operations Manager Mark Johnson, Facilities Manager Miguel Galvez, and Office Administrators Victoria Gomillion and Oneyda Campos an extra thank you the next time you see them.

No detail was too small, from the early stages of coordinating lifeguards and procuring pool equipment to supplying pool passes to more than 210 residents.

It is a privilege to be a part of the dedicated team of professionals doing their absolute best each and every day to make Fairlington Villages the place you call home!

The News is published by
Fairlington Villages,
A Condominium Association

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Special Commission on Potential
Architectural Changes: Philip Brown
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GET SOCIAL WITH US

Join TownSq
Like us on Facebook
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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, August 2, 2023

The Board of Directors will meet on Wed., August 2, 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 29, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Sept. 6, 2023
- X. Adjournment of Meeting

The full Agenda will be posted at www.fairlingtonvillages.com one week 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 appointment at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.



Be a Leader and Keep Your Dog On a Leash

There are local leash laws stating, "While off their owner's property, all dogs ... must be on a leash and under the control of their owner or of another responsible person." Furthermore, the Arlington County page regarding leash laws declares, "An average of 200 people are treated for dog bite wounds in Arlington every year."

And it should go without mention, please be kind and scoop the poop. Place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling.

Visit the **Arlington County website** for more details and a list of the eight parks where dogs can be off-leash.

Patrolling the Grounds

Master Security provides the Association's nightly patrol service between 8 p.m. and 4 a.m. The general orders for the post include continuous vehicular and foot patrols throughout the 93.3-acre campus. The patrol also responds to complaints about vehicles parked without a permit, unruly behavior, and other allegations of

rule violations. The flashing yellow light on the patrol vehicle increases awareness.

Please remember that the service is here to enhance safety; it is not designed to interdict in a "security" emergency. In the event of suspected criminal activity, a fire or a medical emergency, always call 911.

Board Meeting Highlights

The Board held a regular meeting on June 7, 2023. The following are highlights.

Old Business

A. Noise Complaint - 2961 S. Columbus St., B-1: Mr. Brown moved the Board approve assessing the unit owner \$50 for a rules violation. The motion was TABLED on a motion by Mr. Torres and passed 7-0 that the parties to the complaint work with Management to seek a resolution.

New Business

A. Foundation Repairs - 4704 S. 30th St., A-2: Ms. Lankford moved the Board authorize Management

to contract with Basement Masters Waterproofing to repair the foundation walls at 4707 S. 30th St., A-2, in accordance with the proposals, at a total cost of \$13,237. Passed 7-0.

B. Electric Charging Stations Addition: Mr. Brown moved the Board direct Management to further gather information and cost estimates to install one or two electronic vehicle charging stations at two locations selected from the following locations: Ward 1 Parking Lot #52 (4628 S. 31st St.); Ward 3

Parking Lot #42 (2867 S. Abingdon St.); Ward 4 Parking Lot #29 (4882 S. 28th St.); or, the Community Center Parking Lot. Passed 7-0.

Board Meeting on June 10

The Board of Directors met in Executive Session with Association Counsel pursuant to the Virginia Condominium Act on June 10, 2023, from 9 a.m. to 12 p.m. No actions were taken as a result of the meeting.

BUDGET FORUM

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at S. Abingdon and 31st Streets near the old firehouse.

FY24 BUDGET CHALLENGES

The Association faces ongoing financial challenges as the pandemic recedes and we continue to confront the highest inflation rate in four decades. Although inflation has currently abated to an annual rate of under 5% from its June 2022 peak of 9.1%, it remains high by recent historic standards and still affects all parts of our operations. **Given these trends, we need to frame an FY24 budget that limits condominium fee increases to no more than 4-5% while maintaining our present level of community services and executing critical reserve projects.**

Maintaining our present level of community services will require FY24 spending increases in most areas of our operating budget. The cost of the 2023-2024 master insurance policy covering Fairlington Villages' buildings is predicted to increase by approximately 30%. Next year's operating budget also needs to address an additional increase in Arlington County's water/sewer rates as well as

another rise in City of Alexandria (Alexandria Renew Enterprises) sewer and wastewater treatment costs. The costs of all of our major service contracts will increase, including our trash removal, grounds maintenance, janitorial service, and pool agreements. Furthermore, the overall rise in inflation will affect most other areas of our operating budget ranging from staff salaries to the cost of building painting and vehicle operations.

FY24 reserve fund contributions will continue their currently programmed 1% per annum increase to fund programmed infrastructure projects. Critical multiyear programs that will continue in FY24 include building masonry repairs, phased slate roof and backyard fence replacement, parking lot resurfacing, pool house refurbishment, and perimeter fence replacement. Apartment building hallway renovation, another major project, is scheduled to begin in FY24.

UPCOMING BUDGET SCHEDULE

The Board will review and approve and/or amend the Treasurer's and Management's draft FY24 budget at the June 29 Board meeting. On July 6, the draft budget as approved or amended by the Board will be mailed to homeowners for their review and use as the basis for discussion at the July 26 Budget Forum.

To find out more and contribute to building a budget that maintains our level of community services and keeps Fairlington Villages safe, sound, and attractive as we emerge from the COVID-19 crisis and confront the challenge of inflation, please plan on participating in the Budget Forum on July 26.

— Harold Reem, Treasurer



North Fairlington News
 Fairlington Villages, A Condominium Association
 3001 South Abingdon Street
 Arlington, VA 22206

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 July 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 July Mixed Doubles Tennis Ladder through Sept. 30
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	8
9	10 Grounds Committee 7 p.m. Hybrid	11	12 Pools Committee 7 p.m., Pool 1 Canasta Club Community Center	13	14	15
16	17	18 Special Commission on Potential Architec- tural Changes 7 p.m. Hybrid	19 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	20 Architectural Control Committee 7 p.m. Community Center	21	22
23	24	25	26 Homeowners' Budget Forum 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m.	27 Book Club <i>One Italian Summer</i> , 6:30 p.m. Community Center	28	29
30	31	1 August	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	3	4	5

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