



# North Fairlington News

## Historic Fairlington Villages

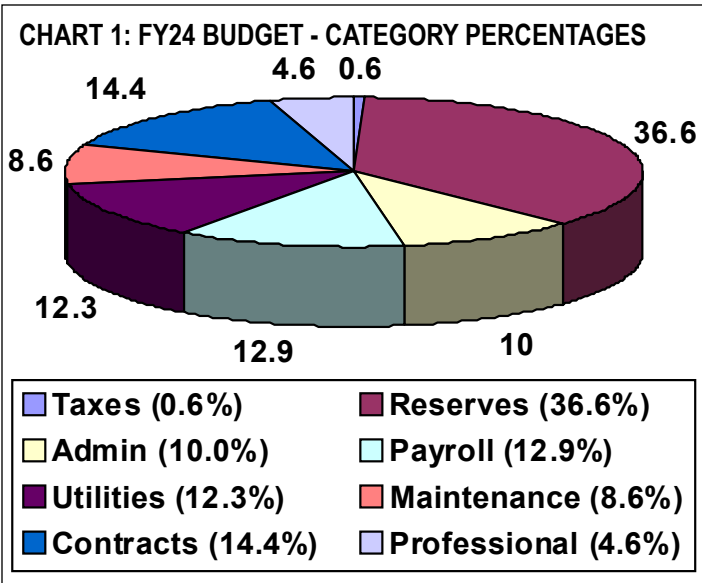
AUGUST 2023 VOL. 45, No. 8

[HTTPS://APP.TOWNSQ.IO/LOGIN](https://app.townsq.io/login)

### Draft FY24 Budget Proposes 4.53% Increase in Condo Fees

At its June 29 meeting the Board of Directors approved a draft \$8,927,768 budget for upcoming Fiscal Year 2024 (FY24), which begins Oct. 1, 2023. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 26 Homeowners' Budget Forum.

FY24's draft budget raises fees by 4.53% as we continue to confront the highest United States inflation rate in four decades. This rise, which approximates the current annual inflation rate of under 5%, meets the previously stated objective of limiting FY24's fee increase to no more than 4-5%, and will allow the Association to preserve its current level of community services, maintain full funding of our reserves, and continue to accomplish critical reserve projects. The FY24 increase follows FY23's fee rise of 3.96% when inflation was running at an annualized rate of 8.6%, and several years in which there were condo fee increases of 1-2% (FY17-20 and FY22) or no increase (FY21).



#### BUDGET BY CATEGORY

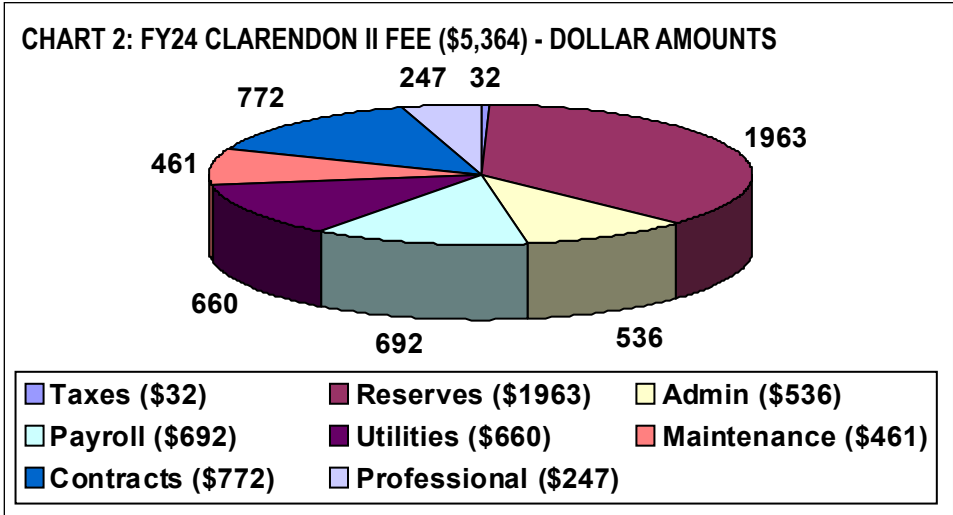
As Chart 1 indicates, operating expenses, which encompass all expenditures funding the day-to-day operation of our community (administration, payroll, utilities, maintenance, service contracts, professional services, and taxes), collectively comprise 63.4% of our FY24 budget. During FY24 operating expenses increase by 7.3% (\$383,495) to \$5,663,094 in order to maintain our current level of community services.

*continued on page 2*

### Daily Trash Hours

At its June 29 meeting, Board of Directors established the hours permitted for the disposal of trash into the trash containers located at the various trash container locations throughout the property to be between the hours of 6 a.m. through 10 p.m., seven days a week.

If the trash containers are full or overflowing, please do not add to the problem; there is a 24/7 location for trash located behind the Management Office.



## Activities Around the Village

### Find Your Home with the Book Club on August 31

Please join us on Thurs., Aug. 31, at 6:30 p.m. at the Community Center to discuss *Maame* by Jessica George. Goodreads says the novel is “Smart, funny, and deeply affecting, [*Maame*] deals with the themes of our time with humor and poignancy: from familial duty and racism, to female pleasure, the complexity of love, and the life-saving power of friendship.”

Our Thurs., Sept. 28, our book discussion will be on *Tress of the Emerald Sea* by Brandon Sanderson. This epic fantasy is perfect for fans of *The Princess Bride* and is a “laugh-out-loud story of friendship and perseverance, ...giving the fairy tale genre a much-needed update.”

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](mailto:bookclub@fairlingtonvillages.com).

### Summer with the Tennis Ladder

The Tennis Committee is hosting 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. Please email [tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com) and cc Eric Miederhoff at [miederhofferic5@gmail.com](mailto: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](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.

### Play an August Game of 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](mailto:mxryan1024@gmail.com) for more details.

## BUDGET FORUM

*continued from page 1*

About one-third of this growth stems from a 24.2% increase in the cost of the master insurance policy covering our buildings — a rise that tracks the industry-wide trend of large insurance premium increases due to escalating replacement and reinsurance costs. Payroll costs increase by 6.8% and include a 4% employee cost-of-living adjustment and a 9% growth in health insurance costs. Other projected FY24 increases in operating costs encompass a rise in the cost of general maintenance (6.7%) and increases in major service contract costs, including trash removal (8.4%), grounds maintenance (6.1%), janitorial service (4.9%), patrol service (5.9%), and the pool contract (17.4%).

In contrast, budgeted FY24 water and sewer costs remain unchanged from FY23. Increases in Arlington County (1.1% estimated) and the City of Alexandria (5.1%) fees are being offset by decreased use as the COVID-19 pandemic recedes and our residents spend less time at home.

As shown in the chart, reserve fund contributions comprise 36.6% of our FY24 budget. During FY24 reserve contributions total \$3,264,674, including \$92,400 from interest income and \$3,172,274 from condominium fees — a \$31,409 (1%) increase in fee-funded contributions from FY23's total of \$3,140,865. This increase stems from the Board's adoption of our

*continued on page 3*

## Waving in Joy on the Fourth of July



PHOTO BY GUY LAND

Fairlingtonians of all ages showed off their patriotic spirit with waving flags and dressing in red, white, and blue.

### 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.

## Brown vs. Black Mulch — You Decided

Whether people have lived in Fairlington for a year, or for decades, there is one constant: We see the front of our townhouse or apartment every day.

Shrubs and flowers are integral to creating the pleasing landscape that is a part of Fairlington's appeal. So too is mulch!

The shredded wood provides an understated but finished "look" to



PHOTO BY JIM OSTROFF

Residents voiced their choice for a mulch color and Team Brown won.

our planting beds, and much more. Mulch helps to retain soil moisture and stymie weed growth.

Does the mulch's color matter? No. Still, as some residents said they would like to see black-colored mulch used community-wide, the Grounds Committee felt it proper to poll residents as to their preference: continue using brown-colored mulch, or switch to black next year.

Residents were adamant about their color preference. Sixty-five percent of residents who participated in a two-month poll voted in favor of the continued use of brown-colored mulch.

Be assured that all mulch used in Fairlington is made from non-chemically-treated wood and colored with non-toxic dyes.

— Jim Ostroff, Co-Chair, Grounds Committee

## Rainy 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 August 16 at Pool 4

The next Pool Committee meeting is Wed., Aug. 16, at 7 p.m. at Pool 4, 2848B S. Buchanan St. The committee meets monthly through September; the meeting date and location are flexible, usually the second or third Wednesday of each month. Please email [pools@fairlingtonvillages.com](mailto:pools@fairlingtonvillages.com) for details.

## BUDGET FORUM

*continued from page 2*

2019 Reserve Study Update's recommendation that fee-funded reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls. In accordance with the requirements of the Virginia Condominium Act, a new five-year Reserve Study Update will be conducted in FY24.

As was the case in FY23, FY24 programmed reserve spending continues to accelerate following pandemic-driven decreases that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example, masonry repairs and roof and backyard fence replacement. Proposed FY24

reserve spending, which is funded from FY24 contributions and our Reserve Account (current balance: \$8,401,657), totals \$4,656,284 and includes \$528,850 for parking lot replacement, \$225,000 for refurbishment of Pool House 2, \$892,000 for the fourth phase of backyard fence replacement, \$736,500 for upgrades to multiunit apartment buildings' common areas, \$400,000 for slate roof replacement, \$615,000 for masonry repairs and cleaning, \$200,000 for rotten wood replacement, and \$122,500 for the final phase of perimeter fence replacement.

Condominium fees (\$8,653,750) will fund almost 97% of FY24's projected \$8,927,768 in spending, with other sources of income (\$274,018), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the

remaining 3%. Anticipated interest income (\$165,000) is 127.6% (\$92,500) more than budgeted in FY23. Interest income, moreover, will remain at higher levels in future fiscal years if the effort to combat inflation persists, and interest rates continue at current or increased levels from the extremely low rates maintained during the COVID-19 crisis' severe economic downturn.

## CONDO FEE ASSESSMENTS

Condo fees for individual units are assessed according to a unit's share of the Association's total equity. The Association has 27 unit types with proposed FY24 fees ranging from \$3,216 to \$7,728. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY24 budget,

*continued on page 7*



## *Celebrating the Fourth of July with Fairlington Flair*

PHOTOS BY GUY LAND

Fairlingtonians enjoyed the 4th of July festivities which included a Parade, fairy makeup, and of course, grilled hot dogs!







PHOTO BY GUY LAND

## *Celebrating Independence Day, Fairlington Style*

The annual 4th of July Parade has become one of Fairlington's most beloved events. This year, hundreds of community members turned out for the Parade in patriotic gear. Participants were on foot, on leash, on bikes, or in strollers. At the after-party, Fairlingtonians enjoyed hot dogs, shaved ice, face painting, balloon animals, water tattoos, and story time! Curious kids (and adults) had the chance to inspect police motorcycles and a fire engine before the main event.

Many thanks to the Fairlington Citizens Association for its co-sponsorship again this year.

Additionally, this event would not be possible without the help from our Office and facilities staffs, Board liaisons Kate Lankford and Karen Olson Weaver, and the many wonderful volunteers: Amanda Woodhead, Annemarie Antignano, Caitlin Corcoran, Erin Bieger, Janice Yeadon, Jessica Gordon, Joan Bickelhaupt, Joan Heininger, Julia Carr, Kate Bannan, Kerry Molinelli, Linda Barnett, Mary Cusick, Meghan Wills, Norma Reem, Pat Horvath, Rebecca Leet, Sharon Bisdee, Sharon Sykes, and Susan Tatum.



### **Seeking New Chairs for the Activities Committee**



Many thanks to Annemarie Antignano and Erin Bieger, who have done an outstanding job as chairs this year. They are now stepping down, so we are looking for a new chair, or chairs, for this important committee.

Activities organizes community-wide special events, including holiday parties, Oktoberfest, Game Night, and the Spring Yard and Plant Sale. Chairs will receive a lot of support from staff and from the two Board liaisons, Kate Lankford and Karen Olson Weaver.

Activities volunteers are not required to participate in every event, only the ones you choose. If you like gatherings, throwing parties, generating event themes, or decorating, you'll be right at home here! This is a great way to meet new people in the community and to feel like you are a part of things. Parents are encouraged to join to help facilitate events of interest to children and families.

Please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) for more information.

## **SCOPAC FAQ Online**

The Special Commission on Potential Architectural Changes (SCOPAC) hosted a hybrid Town Hall on June 13, to update residents on its progress and the research on egress windows.

SCOPAC consists of resident volunteers. SCOPAC was chartered by the Board of Directors in 2022 to investigate various architectural changes that residents have inquired about over the years, such as installing egress windows, French doors, sky lights, solar panels, and enclosing patios. The commission investigates possible impacts to the Association of allowing owners to contract to implement architectural changes, as well as providing information and recommendations to the Board to inform a decision on a policy regarding egress windows.

SCOPAC first met in August 2022, and agreed to begin by focusing on egress windows due to particular interest in installing them.

The four working groups focus on:

1. Window and well appearance
2. Landscape impact
3. Code requirements
4. Costs to the association.

The commission compiled a helpful FAQ. Topics covered in the Egress Window FAQ: background of SCOPAC and egress windows, policy and authorization, implementation details, impact on landscaping, costs to the owner and the Association, the cost of installation. The FAQ includes photos of a few examples of egress windows installed at Fairlington Villages. SCOPAC FAQ can be found online: <https://fairlingtonvillages.com/wp-content/uploads/sites/647/2023/06/Egress-Window-FAQ-draft-V4.pdf>. An updated FAQ will be posted by Sept. 1.

If you have questions that are not addressed in the Egress Window FAQ, please send them to [scopac@fairlingtonvillages.com](mailto:scopac@fairlingtonvillages.com).

The News is published by  
Fairlington Villages,  
A Condominium Association

#### BOARD OF DIRECTORS

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Kate Lankford  
ward1fairlington@gmail.com  
Secretary, Ward VI Director  
Melanie Alvord  
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Treasurer, Ward III Director  
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PBrownBoard@pjb3.com  
At Large Director  
Andrea Dies  
multiboard@verizon.net  
At Large Director  
Karen Olson Weaver  
karen@olsonweaver.com

#### COMMITTEE CHAIRS

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activities@fairlingtonvillages.com  
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Keyser and Sean Keyser  
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Communications/Technology:  
Carol Bell  
comm@fairlingtonvillages.com  
Family Events & Recreation: vacant  
families@fairlingtonvillages.com  
Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
Pools: Marya Hynes  
pools@fairlingtonvillages.com  
Tennis: Soleil You  
tennis@fairlingtonvillages.com

#### WORKING GROUPS

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

#### GET SOCIAL WITH US

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Like us on Facebook  
Follow @NFairlington

**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., Aug. 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](mailto: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](http://www.fairlingtonvillages.com) one week prior to the Board meeting. The full Agenda and the Board Book are available for review electronically on [TownSq](http://TownSq), via email by request at [office@fairlingtonvillages.com](mailto: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.

## Board Meeting Highlights

The Board held a regular meeting on June 29, 2023 (a replacement date for the regular July meeting). The following are highlights.

### Old Business

**A. Electric Vehicle Charging Stations:** Mr. Brown moved the Board authorize Management to contract with Blink for the purchase of a dual mount electric vehicle charging station of 80 Amps in the amount of \$7,320 and with Power Systems Electric (PSE) for the installation at parking lot #29 in the amount of \$16,122.20. Passed 7-0.

### New Business

**A. Variance Request – 4908 S. 28th St. – Remove Non-Load-Bearing Wall:** By unanimous consent this item was withdrawn from the agenda at the request of Management.

**B. Variance Request – 4903 S. 30th St., C-2 – Affix an Umbrella to the Balcony Railing:** Mr. Brown moved the Board approve a

variance request to affix a 9-foot umbrella to the railings, in accordance with the specifications outlined. Failed 3-4.

**C. Variance Request – 4858 S. 28th St., A-2 – Relocate the HVAC:** Ms. Dies moved the Board approve a variance request to relocate the HVAC unit from the patio to the other side of the fence. Failed 1-6.

**D. Insurance Renewal:** Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's Insurance Broker, to bind the policies recommended in the Executive Summary of its Insurance Renewal Proposal dated June 22, 2023, for coverage effective July 15, 2023, through July 15, 2024, at a total annual premium not to exceed \$601,607 comprised of the following coverages: Package Policy (Greater NY – Building

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## BOARD HIGHLIGHTS

*continued from page 6*

Limit - \$363,746,308) \$511,857; Business Auto Coverage (Greater NY – Limit \$1,000,000) \$17,635; Primary Crime Coverage (Cincinnati – Limit \$9,4500) \$3,386; Excess Crime Coverage (CNA) \$740; Non-Profit D&O Liability (Travelers – Limit \$2,000,000) \$16,084; Primary Commercial Umbrella (Greater NY – Limit \$10,000,000) \$21,705; Excess Liability (Chubb Insurance Group – Limit of \$15,000,000) \$25,503; Cyber Security (\$2,000,000) \$4,697; Annual Total: \$601,607. Passed 7-0.

**E. FY23 Draft Budget:** Mr. Reem moved the Board approve the FY24 budget distributed to Board Members and Committee Chairs on June 23, 2023, increasing condominium fees by 4.53% effective Oct. 1, 2023, and summarized as follows: Total Expenditures \$8,927,768; Operating expenses: \$5,663,094; Reserve contributions: \$3,264,674; AND Total Estimated Revenue \$8,927,768; Condominium fees: \$8,653,750; Other Income: \$274,018. AND IT IS FURTHER RESOLVED that a copy of the FY24 budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 7-0.

**F. Trash Disposal Hours:** Ms. Valpone moved the Board establish the hours permitted for the disposal of trash into the trash containers located at the various trash container locations throughout the property to be between the hours of 6 a.m. through 10 p.m., seven days a week. Passed 6-1.

**G. Tree Survey and Tree Management Software:** Ms. Weaver moved the Board approve the following proposal from Arbor Pro for the tree survey and tree management software at a total cost of the following: Tree Survey: \$15,000; Annual software subscription: \$3,150; Total Cost \$18,150. Passed 7-0.

**H. Votenet Solutions, Inc. - 2024 Annual Election:** Mr. Reem moved the Board accept the proposal from Votenet Solutions, Inc., dated March 30, 2023, for on-line voting services in connection with the election of Members to the Board of Directors at the 47th Annual Meeting of the Unit Owners Association on March 27, 2024, at a cost not to exceed \$7,934. Passed 7-0.

**I. Variance Request – 2921 S. Buchanan St. – Remove Non-Load-Bearing Wall:** By unanimous consent this item was withdrawn from the agenda at the request of Management.

### TownSq Offers You Many Functions

- Get notices in real time of pool closures or maintenance work changes in Fairlington Villages.
- Pay your condo fees
- Make a request to the Management Office.
- Sign up: <https://app.townsq.io/login>.

## 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](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://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

## BUDGET FORUM

*continued from page 3*

Clarendon II owners would see an increase of \$19 from the current monthly fee of \$428 to \$447, for a total annual fee of \$5,364 (fees are rounded to the nearest dollar). As Chart 2 on page 1 indicates, based on the draft FY24 budget's category percentages, \$1,963 (36.6%) of this total would be allocated to reserve contributions and the remaining \$3,401 (63.4%) to our various categories of operating spending.

### NEXT STEPS

The Board will approve the final FY24 budget at its Aug. 2 meeting. A copy of the budget payment coupons, and a budget information letter will be mailed to homeowners in late August.

— Harold Reem, Treasurer



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

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**8** *North Fairlington News*  
 August 2023

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

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