



# North Fairlington News

Historic Fairlington Villages

SEPTEMBER 2023

VOL. 45, No. 9

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

## Board Sets 4.53% Increase in Condo Fees for FY24

At its Aug. 2 meeting the Board of Directors approved an \$8,927,768 budget for Fiscal Year 2024 (FY24), which begins on Oct. 1, 2023. Under the new budget, Association spending, including operating expenses and reserve contributions, will rise by \$466,704 (5.5%) over the FY23 budget, while condo fees will increase by a lower 4.53%, largely due to a rise in the Association's interest income.

The final FY24 budget is the same as the draft budget mailed to homeowners in July, and reviewed at the July 26 Homeowners' Budget Forum. Homeowners will receive a copy of the final FY24 budget, a summary of key budget components, and payment coupons in the mail by early September.

### FY24 BUDGET PRIORITIES

FY24's budget priorities are three-fold. First, programming operating funding to maintain our present level of community services while continuing to address the highest United States inflation rate in 40 years (currently 4.7% per annum for core prices); second, maintaining full funding of our reserve account in accordance with the recommendations of our 2019 Reserve Study Update; and third, accomplishing critical reserve projects at an accelerated pace, including projects that were deferred or scaled back during the pandemic.

### OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-

to-day operation of the community, are programmed to increase by \$383,495 (7.3%) to more than \$5.6 million in FY24. 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 an increasing number of claims and 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

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**New individual condo fee assessments for each unit type appear on page 2.**

## We Need Your Help to Keep Our Activities Active!

Fairlington Villages needs a chair — or co-chairs — for the Activities Committee, as well as volunteers to help run our events. The Activities Committee organizes community-wide special events, which include the Yard Sale, holiday parties, and more. Please note, Activities volunteers are not required to participate in every event, only the ones you choose, and for a time block of your choosing. If you like get-togethers, throwing parties, generating event themes, or decorating, you will be at home here. Parents are encouraged to join to facilitate events of interest to children and families.

We need you to keep our activities active! Please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) for more information.



**Monday, September 4**  
**Labor Day**  
Management Office is closed  
Trash will be picked up

### Pools Close in September

Last day hours      11 a.m. to 8 p.m.  
Pools 1, 3, 4, and 6    Mon., Sept. 4  
Pool 5                    Sun., Sept. 10  
Pool 2                    Sun., Sept. 17

## Condominium Assessment Payments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for PacWest Bank to post the payment to your Unit Account Ledger on or before the 15th day of the month. There are four payment methods available:

- **Legum & Norman/Association ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your personal bank on a variety of terms. It is imperative that you include your Fairlington Villages seven-digit account

number on your payment to ensure prompt processing.

- **Credit Card or E-Check Offered Through Association/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with PacWest Bank. You need to update this payment option in October to adjust for any increase in the assessment.
- **Coupon Payments by Check.** Payments must be accompanied by a payment coupon. Please also include your seven-digit FVAC Unit Account number on the check. Mail lock box payments by check to:  
Fairlington Villages  
c/o Legum & Norman, Inc.  
P.O. Box 105771  
Atlanta, GA 30348-5771

If you have any questions, please call the Management Office at 703-379-1440 or send us an email at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

## CONDO FEES

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increases in major service contract costs, including trash removal (8.4%), grounds maintenance (6.1%), janitorial service (4.9%), the patrol service (5.9%), and the pool contract (17.4%).

In contrast to these increases, budgeted FY24 water and sewer costs, which comprise about 90% of our utilities expenditures, remain unchanged from FY23. Rises 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.

## RESERVE CONTRIBUTIONS

During FY21, to keep condo fees flat when our homeowners faced the COVID-19 pandemic's unprecedented challenges, the Board reduced condominium fee-funded reserve contributions by \$128,217 (-4%) to offset a 2.5% increase in FY21 operating expenses. The FY22 and FY23 budgets resumed full funding of our reserve account in accordance with the recommendations of our 2019 Reserve Study Update, and this continues in FY24. The 2019 study update states that condominium fee-funded reserve contributions should increase by 1% every fiscal year to fully

## Condominium Fees

By Type of Unit  
Fiscal Year 2023 & 2024  
*effective October 1, 2023*

TOWNHOUSE UNIT	% of Ownership	FY 23	FY 24
Georgetown	.0514915	\$355	\$371
Edgewood	.0638990	\$441	\$461
Clarendon II	.0620376	\$428	\$447
Clarendon	.0663770	\$458	\$479
Dominion II	.0800294	\$552	\$577
Dominion	.0856077	\$591	\$617
Arlington	.0893306	\$616	\$644
APARTMENT UNIT	% of Ownership	FY 23	FY 24
Braddock	.0421257	\$291	\$304
Braddock II	.0428068	\$295	\$309
Braddock III	.0371580	\$256	\$268
Braddock IV	.0371580	\$256	\$268
Braddock V	.0378391	\$261	\$273
Fairfax	.0527305	\$364	\$380
Richmond	.0514915	\$355	\$371
Staunton	.0545273	\$376	\$393
Bradford	.0539695	\$372	\$389
Berkeley	.0589372	\$407	\$425
Ashlawn	.0681797	\$470	\$492
Ashlawn II	.0570112	\$393	\$411
Sherwood	.0557722	\$385	\$402
Barcroft	.0619730	\$428	\$447
Barcroft II	.0582501	\$402	\$420
Barcroft III	.0594950	\$410	\$429
Hermitage	.0638990	\$441	\$461
Monticello	.0719025	\$496	\$519
Mt. Vernon	.0763065	\$526	\$550
Buckingham	.0594950	\$410	\$429

*Board adopted Aug. 2, 2023*

fund reserve infrastructure projects such as slate roof replacement and building masonry repairs. In FY24 this 1% increase equals \$31,409, with total FY24 reserve contributions rising to over \$3.264 million when an additional estimated \$92,400 in reserve interest income is included in the total. In accordance with the requirements of the

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## New Rates Effective October 1

At its August meeting, the Board of Directors approved increases to rates for electric vehicle charging, Community Center rentals, and Pool rentals. All rates are effective Oct. 1, 2023, with the start of the Association's new Fiscal Year 2024. If you have any questions about these new rates, please contact the Management Office via email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) or telephone 703-379-1440.

### Electric Vehicle Charging

The rates charged at our two (soon to be four) Electric Vehicle charging stations increased from \$0.15 per kWh to \$0.30 per kWh for North Fairlington residents, and from \$0.20 per kWh to \$0.40 per kWh for South Fairlington residents.

Once the EV charger determines that your vehicle is fully charged, if not moved within 15 minutes, then an automatic "parking" charge of 2.00 will be added for vehicles remaining in the spot for longer periods of time.

## Inaugural Meeting of the Interior Renovation Committee

Members of the Interior Renovation Committee (IRC) held their first meeting on July 25, elected the Committee's leadership, reviewed its Charter, noted its responsibilities and goals, and began the discussion of items to be considered for inclusion as part of the interior renovation of multi-unit buildings.

IRC members heard from Facilities Manager Miguel Galvez on the process when the discussion of interior renovations was last undertaken in 2003.

The IRC is charged with:

1. researching potential designs to implement in the renovations, including but not limited to flooring, walls,

### Community Center Rentals

New rates for rental of the Community Center were also established with the adoption of the FY24 budget:

- For Fairlington Villages residents, Community Center rates are \$150 for Monday through Thursday for seven hours (8 a.m. to 3 p.m., or 3 p.m. to 10 p.m.); \$200 Monday through Thursday for the entire day; and \$300/day Friday through Sunday.
- For South Fairlington residents, rates are \$200 Monday through Thursday for seven hours (8 a.m. to 3 p.m., or 3 p.m. to 10 p.m.); \$300 Monday through Thursday for the entire day; and \$350/day Friday through Sunday.

### Pool Rentals

Pool rentals are available seasonally for \$100, plus \$25 per hour for lifeguard services; but only during non-scheduled operational pool hours.

2. foyers, and handrails; and making recommendations to the Board for a designer to assist with organizing creative ideas and information into uniform, professional visual options for the redesign of the interiors of multi-unit buildings in Fairlington Villages.

The next meeting of the IRC will take place on Tues., Sept. 26, at 7 p.m. in the Community Center at 3005 S. Abingdon St. You can contact the co-chairs Kelly Blythin and Rosabeth Cuppy via email at [irc@fairlingtonvillages.com](mailto:irc@fairlingtonvillages.com).

## Review Your Insurance Deductible Coverage

The Association's Master Insurance Policies renewed on July 15. With the renewal, the deductible for all perils/losses *except flood/water* for which the Master policies are primary was raised from \$15,000 to \$25,000. The Deductible for floods/water events was raised from \$15,000 to \$50,000. Yes, you read that correctly — \$50,000. Please consult with your insurance carrier to confirm you carry endorsements to your HO6 or HO3 insurance policies to ensure they carry the appropriate coverage to cover the new deductible amount in the event it is assessable to you. 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.

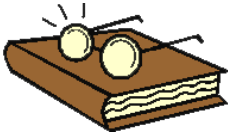
The master policy does not cover any building upgrades by unit owners over the years, such as wallpaper, carpeting, flooring, cabinets, counter tops, or added built-ins. It also does not cover any of the unit owner's or renter's personal property. The renewed master policy is now subject to a \$50,000 deductible for which a unit owner may be responsible under the Association's policy resolution on Insurance Claims-Deductible Responsibility.



### Go Paperless

It is easy to sign up for email delivery of the newsletter — simply contact the [Management Office](#).

## Activities Around the Village



### Sail Away with the Book Club on September 28

Please join us on Thurs., Sept. 28, to discuss *Tress of the Emerald Sea* by Brandon Sanderson. The latest novel from this *New York Times* bestselling author is a rollicking, riveting tale set in the Cosmere universe — a standalone adventure perfect for fans of *The Princess Bride*.

The Thurs., Oct. 26, book discussion will be on *The Housemaid* by Freida McFadden. For fans of thrillers, this promises to be an “unbelievably twisty read that will have you glued to the pages late into the night.”

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).



### Last Chance at Love with the Doubles 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.



### Join Oktoberfest on September 30

Fairlington Oktoberfest will be celebrated on Sat., Sept. 30, from 6 p.m. to 9 p.m., at the Community Center parking lot at 3005 S. Abingdon St. Wear your dirndl or lederhosen and come enjoy live music, a variety of German beer, bratwursts, and other traditional German fare.

Stay tuned as more information will be posted via [TownSq](https://www.townsq.com) and our website at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com).

We could use a helping hand or two for this event. Please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) if you are interested in volunteering for this annual celebration!



### Fall into 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.



### CONDO FEES

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Virginia Condominium Act, a new five-year Reserve Study Update will be conducted in FY24.

### RESERVE EXPENSES

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 \$8,598,758), 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 multi-unit 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. Our projected year-end reserve account balance is expected to decrease from approximately \$7.9 million at the end of FY23 to around \$6.5 million at the end of FY24.

### INCOME

FY24's \$8,927,768 budget will be funded by \$8,653,750 in income from condo fees (96.9% of the total) and \$274,018 in income from other sources (3.1% of the total). Other income, which is projected to

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## **Manager's Corner** Gregory Roby, General Manager, CMCA®, PCAM®



### **Assessment Increase Begins October 1**

The Fiscal Year 2024 (FY24) budget adopted by the Board of Directors on Aug. 2, 2023, provides for a 4.53% increase of assessments effective with the Oct. 1, 2023, payment. A copy of the Final FY24 Budget and new payment coupons was mailed to unit owners in mid-

August. If you did not receive the mailing, please contact the **Management Office**.

### **Remember to Revise Your Automatic Payments**

Please see the article on page 2 outlining the payment options available to pay condo fees.

Thank you in advance for making the payment amount adjustment as soon as possible so that your Oct. 1, 2023, assessment payment will be in the correct amount!

### **Open for Business on Saturdays**

We welcome you to take advantage of Saturday hours, from 9 a.m. to 2 p.m., to conduct business at the Management Office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative staff are available on Saturday. If you need to speak with one of the managers, please contact the Office from 8:30 a.m. to 5:30 p.m. Monday through Friday.

### **Drop It in the Bin Quietly**

Please be kind to your neighbors who live near the trash container locations. Disposal of trash into the trash containers located at the various trash container locations throughout the property is permitted between the hours of 6 a.m. through 10 p.m., seven days a week.

Despite the recent expansion of hours, please make sure your use of the bins is respectful to your neighbors surrounding them by making your deposits as quietly as possible and avoiding the deposit of trash in the evening hours. Deposit your trash as close to the morning pick-up times as is possible to avoid unnecessary odors and prevent overflow of the containers.

If you have trash that will overflow the containers or that contains bulky cardboard for recycling, please use the 24/7 trash and recycling locations behind the Management Office near the maintenance yard just after the intersection of 29th and Abingdon Streets, toward Abingdon school.

## **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

## **Paving Way to Improvements**

Be on the lookout for improvements this fall to parking lots 22, in the City of Alexandria, and lots 48 and 51 in Arlington County. Lots 2, 13, and 45 in Arlington County are also slated for repaving upon completion of the permitting process.

## **Fall into Slow Speeds in Our Neighborhood**

The passing of Labor Day signals the virtual arrival of fall. Back to school means children walking home, catching buses, or meeting with friends. Please remember that the South 30th Road circle is not an approved drop-off or pick-up location for students. Also be mindful of pedestrian and vehicular traffic around Abingdon School.

The cooler weather brings more joggers, walkers, and strollers in our outdoors-loving community. Please use care when driving in the neighborhoods.

The News is published by  
Fairlington Villages,  
A Condominium Association

#### BOARD OF DIRECTORS

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At Large Director  
Andrea Dies  
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At Large Director  
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#### COMMITTEE CHAIRS

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activities@fairlingtonvillages.com  
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Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
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comm@fairlingtonvillages.com  
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Interior Renovation Committee: Kelly  
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irc@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

Join TownSq  
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, September 6, 2023

The Board of Directors will meet on Wed., Sept. 6, 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 – Aug. 2, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Oct. 4, 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.



#### Take the Lead with Your Pet

Pet owners are once again reminded that the Arlington County and City of Alexandria Codes, as well as Fairlington Villages' Rules and Regulations, require dog(s) be kept on-leash while in public spaces. Management is receiving a number of calls and emails on the subject. Of course, we all need to get out for exercise and fresh air! Please remember the Rules and Regulations — and each other — when doing so. Visit the [Arlington County website](http://Arlington County website) for more details and a list of the eight parks where dogs can be off-leash.

#### townSq Stay in the Know with TownSq

- Stay informed of changes to landscaping schedules.
- Be alerted of pool closings or other 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>.
- If you have a tenant renting your home, please register your occupants so they too may receive [TownSq](http://TownSq) updates and announcements.

## Board Meeting Highlights

The Board held a regular meeting on Aug. 2, 2023. The following are highlights.

### New Business

**A. Variance Request – 2873 S. Columbus St. – Remove Non-Load-Bearing Wall and Install New Rear Door:** Ms. Dies moved the Board approve a variance request to remove a load-bearing wall between the kitchen and the living room, remove the wall between the kitchen and the dining room, and install a new rear door, in accordance with the specifications outlined in the variance request, excepting that portion of the request to install a new rear door specified in the variance request, which is denied. Authorization is granted to the homeowner to submit a proposed replacement door that is in conformity to existing FVAC specifications and aesthetics, which may include a “French” type door, if mullions are included in conformity with FAC’s neocolonial aesthetics and design. Passed 8-1.

**B. FY24 Draft Budget:** Mr. Reem moved the Board adopt the FY24 budget, as published for comment and with amendments, if any, increasing condominium fees by 4.53% effective Oct. 1, 2023, and summarized as follows: *Total Expenditures* \$8,927,768; Operating expenses \$5,663,094 and Reserve contributions \$3,264,674; *Total Estimated Revenue* \$8,927,768; Condominium fees \$8,653,750 and Other Income: \$274,018. Passed 9-0.

**C. Prohibition Against Addition of Stairs and Fences:** Ms. Lankford moved the “Balcony Stairs and Fence Guidelines” established by the Board on March 7, 2012, is repealed in its entirety and replaced with the policy prohibiting the addition of stairs and fences to the limited common elements appurtenant to ground level units where none already exist. The following is therefore adopted:  
**New Balcony Stairs Prohibited:**

The installation of stairs to a limited common element balcony appurtenant to a unit is prohibited.  
**New Patio Fencing Prohibited:** The installation of fencing around the limited common element area immediately adjacent to the back entrance of a unit on the ground floor is prohibited.

Passed 5-2-2 on a Roll Call vote with Vice President Lankford, Secretary Alvord, Treasurer Reem, and Directors Dies and Weaver in favor; Directors Brown and Straub opposed; and, President Torres and Director Valpone abstaining.

### Other Business

**A. Egress Window Policy:** Ms. Dies moved the Board, pursuant to a unanimous affirmative vote, directs that the Association shall proceed, through the Special Commission on Potential Architectural Changes (SCOPAC), with the drafting of policy, specifications and conditions for the Board’s eventual consideration that would allow the installation of egress windows, upon request for an architectural variance to the Board by homeowners. Passed 9-0.

**B. Electric Vehicle Charging Station Rates:** Ms. Weaver moved the Board direct that pursuant to an affirmative vote, the charging rates for EV charging stations will change to the following rates: FVAC Residents at \$0.30 per kWh; South Fairlington Residents at \$0.40 per kWh. Passed 8-1.

**C. Pool Management Agreement Variables:** Pursuant to an affirmative vote, the Agreement with High Sierra for operation of the Association’s pools during the summer 2024 season is approved at a cost not to exceed \$190,500. The service level approved will include:

- a. Operating all six of the Association’s pools.

- b. Returning an additional 30-minute period prior to the opening time each day, to allow the guards to prepare the pools *prior* to opening rather than *during* opening.
- c. Opening Pool 2 one week prior to Memorial Day.
- d. Extending the Pool 2 schedule through Sept. 29, 2024.
- e. Extending the Pool 5 schedule through Sept. 8, 2024.
- f. Closing one of five of the Association’s six pools on a regular rotating basis.

### Schedule:

1. All of the Association pools shall be open on weekends.
2. One of the Association’s six pools (to be determined) shall remain open every day.
3. The remaining five pools shall be closed in succession on a rotating basis each of the five weekdays of any given week during the regular 2024 summer season.

Pursuant to the further affirmative vote, the contract for retained management services associated with the operation of the Association’s six swimming pools for the 2025 summer season and beyond shall be taken to market and competitively bid.

## CONDO FEES

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increase by 50.6% in FY24, includes estimated interest income on the Association’s investments in certificates of deposit and U.S. Treasuries (\$165,000) as well as revenue from unit resale packets (\$20,000), rental of the community center and pools (\$32,000), late fees assessed on delinquent homeowner accounts (\$18,000), and services provided to the Fairlington Court Homeowners’ Association (\$12,300).

— 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*  
 September 2023

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

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