



North Fairlington News

Historic Fairlington Villages

OCTOBER 2023 VOL. 45, No. 10

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Board to Consider Egress Window Policy



A policy to govern installation of basement egress windows in eligible units is scheduled to be considered by the Board of Directors at its Oct. 4 meeting. The draft policy was developed by members of the Special Commission on Potential Architectural Changes working group (SCOPAC), an ad hoc committee of Board members and other volunteers that has been considering the egress windows issue for more than a year.

Working with Fairlington Villages Management, SCOPAC consulted with attorneys and our insurance carrier about any considerations for allowing egress windows. It also commissioned a structural engineering report to confirm how egress windows could be installed while maintaining structural integrity. SCOPAC also hosted a community forum in June.

The Board will review a recommended egress window policy

PHOTOS BY DONNA VOLPONE

ABOVE: Example of an egress window installed next to a standard window as seen from outside the dwelling. RIGHT: Example of an egress window as seen from inside the unit.

allowing unit owners to seek a variance to enlarge an existing basement window downward (making the window taller, but *not wider*) and create an enlarged

continued on page 3

**Management Office will be closed on October 9.
Drop Off Payments End November 30, see page 2 for details.**

Homeowners' Basis Includes Portion of Annual Condo Fees

Fairlington owners following the value of their home on the real estate market should be aware that they may face a potential tax hit should they sell, but also that a portion of their condo assessments paid through the years contributed

to the capital reserve fund may cushion the blow.

Current tax law grants individual homeowners a \$250,000 exclusion (\$500,000 for joint filers) from capital gain on the sale of a

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Get Your 2024 Parking Decal Early

The shape of the 2024 parking decal is a kite! The new 2024 decals are available at the Management Office starting Mon., Oct. 2.

All Fairlington Villages 2023 parking decals in the shape of a pentagram will expire on Sun., Dec. 31, 2023.

As of Jan. 1, 2024, vehicles without a visible valid 2024 decal in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, with no regard to whether expired permits are displayed.

BEAT THE RUSH

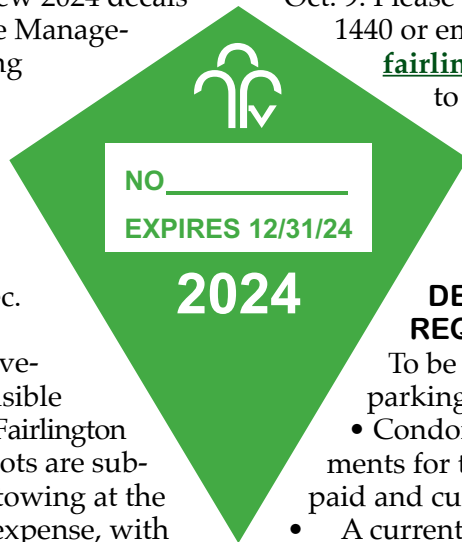
Beat the end-of-the-year rush by visiting the Management Office early. To avoid waiting at the Office, you can schedule an appointment.

The Management Office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please

note, we will be closed on Mon., Oct. 9. Please call us at 703-379-1440 or email office@fairlingtonvillages.com

[fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)

to arrange a convenient time for you to pick up your parking decal.



DECAL REQUIREMENTS

To be issued a 2024 parking decal:

- Condominium assessments for the unit must be paid and current.
- A current lease must be on file for rented units.
- A current automobile registration must be presented for each vehicle for which a permit is being requested.

No decal may be issued unless each of these requirements is met — there are NO exceptions. You can read the [Parking Enforcement Policy online](#).

So, what are you waiting for? Get your new decal today.

Drop Off Payments End November 30

At its Sept. 6 meeting, the Board of Directors adopted a policy to cease acceptance of monthly assessment payments at the Management Office. The effective date is Thurs., Nov. 30, 2023.

The policy of accepting payments at the Office is decades old, when payments could be couriered to the Managing Agent for an immediate deposit that same day. The process is different now: payments accepted at the Management Office must be mailed to Georgia at an additional cost for postage. Payments that are received at the Management Office near the due date are mailed on behalf of unit owners and are at risk of arriving after the 15th and incurring a

late fee that must be manually reversed. The new policy adopted by the Board can be found in the Documents Library of [TownSq](#).

Review the four payment options detailed in the [September 2023 newsletter online](#). Unit owners can continue to make payments by check (include your seven-digit FVAC unit account number on the check) and mail it with a payment coupon to the lock box:

Fairlington Villages
c/o Legum & Norman, Inc.
P.O. Box 105771
Atlanta, GA 30348-5771.

If you have questions, please telephone the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

Restoring Parking Lots 22, 48, and 51 This Month

The reserve budget allows for six parking lots to be renovated completely each fiscal year. Complete renovation is done in two phases. The first phase is concrete work and includes replacement of all of the sidewalks, curbs and gutters, and in some cases, aprons. This first phase takes two weeks, weather permitting. The second phase is done in one day: milling, paving, and striping. Drainage and erosion issues are corrected during this process.

In October, three parking lots will be renovated completely as part of this project:

- Lot 22 at 4902-4922 S. 29th Rd.
- Lot 48 at 4811-4819 S. 30th St.
- Lot 51 at 3073-3079 S. Buchanan St.

Three more parking lots are in the queue for later this fall:

- Lot 2 at 3005-3021 S. Buchanan St.
- Lot 13 at 3057-3073 S. Buchanan St.
- Lot 45 at 2824-2840 S. Abingdon St.

Please watch for parking notices as the lots will be closed during heavy construction days. Stay tuned to [TownSq](#) for digital notification.

Attend a Communications/Technology Committee Meeting

Monday, October 2, 7 p.m.
Community Center

Email the committee for details:
comm@fairlingtonvillages.com

Fairlington Villages Needs Your Talent

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 for more information.

UNIT SALES

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primary residence.

Many individuals who own Fairlington homes may have exceeded the tax exclusion if they've lived in their home for a long period. However, the tax code allows home improvement expenditures, such as renovations and other substantial changes, to be added to an owner's tax basis, or cost of the home.

Condo owners' structural home improvement options are limited by covenant. The condo association is, to varying degrees, responsible for infrastructure maintenance. The IRS allows the portion of a condo assessment that is attributable to capital improvement — basically, reserve contributions — to be added to basis.

The IRS has accepted that reserve contributions may constitute tax basis step-up. Sellers should confirm with their accountant or tax advisor. Since 1986, the Association has tracked the annual amount of each model's contribution that may be added to basis. The math is simple: multiply the total annual reserve contribution by the unit's percentage of Association equity. Management maintains a spreadsheet listing each model's step-up by fiscal year; it is available upon request.

For example, the Clarendon II's annual reserve contribution in

fiscal 2023 is \$1,949. Since the start of fiscal 2000, the unit's annual reserve contribution total is \$33,570. That means that an owner who purchased the unit on Oct. 1, 1999, and is closing its sale on Sept. 30, 2023, may add \$33,570 to the purchase price basis of the unit for tax purposes.

To continue the hypothetical: if an individual homeowner bought the unit for \$200,000 and sold it for \$500,000, the proceeds after adjusting the basis would be \$266,430, and \$16,430 would be subject to capital gain treatment. (Joint filers would face no taxable gain.)

In a real case, an owner would prorate annual basis adjustments for purchase and sale years to reflect the number of months of paid condo fees. Unit owners also may receive a step-up in basis for the cost of new appliances, replacement windows, and other qualified home improvements.

Again, unit owners selling their units should consult with their accountant or tax adviser. Owners should consult their accountant or tax adviser for details. Unit owners without either should consult with one for the tax year in which they intend to recognize the capital gain.

— *Original by Bennett Minton,*
Edited by Management



Leave It Until November

When cleaning leaves and other yard debris from your backyard this fall, please consider recycling them in the free brown paper yard waste bags available at the Management Office. During the month of November, the Association partners with our trash hauler, Capitol Services, to pick up the bags curbside and transport them to the Arlington County Trades Center where they are composted into black soil which is made available to Arlington County residents. Collection will be on three Thursdays at 12 p.m.: Nov. 2, Nov. 9, and Nov. 16.

Yard waste collection bags are provided for residents at no charge from the Management Office; stop by to collect your parking decal at the same time! If you have questions about leaf or yard waste removal, please contact the Management Office by calling 703-379-1440 or send an email to office@fairlingtonvillages.com.

EGRESS WINDOWS

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window well as required by the building code. If approved by the Board, the policy would describe other Association requirements and include guidance on evaluating these variance requests. Unit owners are encouraged to review the FAQ posted on the Fairlington Villages [website](#) or the [TownSq](#) app for detailed information about egress windows and the potential impact on policy, implementation, landscaping, and costs.

Activities Around the Village

Clean Up with the Book Club on October 26

Please join us on Thurs., Oct. 26, at 6:30 p.m. in the Community Center to discuss *The Housemaid* by Freida McFadden. "Don't miss the New York Times and USA Today best-seller and addictive psychological thriller with a jaw-dropping twist that's burning up Instagram and TikTok—Freida McFadden's *The Housemaid* is perfect for fans of Ruth Ware, Lisa Jewell, and Verity."

Due to the holiday, the Book Club will meet on Wed., Nov. 15, to discuss *My Sister the Serial Killer* by Oyinkan Braithwaite. *Marie Claire* described the novel, "A taut and darkly funny contemporary noir that moves at lightning speed, it's the wittiest and most fun murder party you've ever been invited to."

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.

Halloween Needs Your Magic to Be Scary Good on October 31

We need volunteers to help put together this year's Children's Halloween Party at the Community Center on Halloween night, Tues., Oct. 31, from 5 p.m. to 6:30 p.m. at 3005 S. Abingdon St.

We can't stress enough that this Party is a resident, volunteer-led event and without charitable individuals like you, the event will not be held. If you can help with this fun event, please email the Activities Committee at activities@fairlingtonvillages.com. Your community spirit to volunteer is welcome and appreciated!

With your helping hands, the Community Center will be fully decorated for the occasion and makes a great place for a family photo op. Kids can even snag some candy and small toys. Families can gather to compare costumes and fuel up on pizza, snacks, and drinks before an evening of trick-or-treating.

Courts Still Open

Although summer has ended and our attention swings from Coco Gauff to hot cocoa, the courts are still open for play. Please be mindful of your neighbors and do not play past curfew. If you are heading to the courts, please remember to take your 2023 Fairlington Villages ID card and sport appropriate tennis apparel.

Canasta Newbies and Old-Hands Welcome 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. in the Community Center. We welcome newcomers! Canasta is a card game where players or partnerships try to meld groups of three or more cards. Please email Mary Ryan at mxryan1024@gmail.com for more details.

Be a Superhero for a Day with Fairlington Villages



VINTAGE PHOTO BY ANNE WASOWSKI

We need super volunteers to resurrect this family-fun event from 2022 to prevent it from becoming a ghost of Halloween past. Please lend a helping hand to keep our community activities alive.



Teal Pumpkins are a Real Treat

A teal pumpkin on your doorstep at Halloween signals that you offer non-food trinkets that are safe for all trick-or-treaters. Keep the non-food goodies in a separate container from candy. Some good non-food options include:

- Pencils, pens, crayons, or markers
- Bubbles
- Finger puppets or novelty toys
- Stickers.

Get more ideas: <https://www.foodallergy.org/resources/ideas-non-food-treats>.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Condo Fee Increase of 4.53% for Fiscal Year 2024

A copy of the fiscal year 2024 (FY24) budget and payment coupons were mailed to you last month. If yours has not arrived, please contact the Management Office to request a replacement. Please remember that monthly assessment payments are due by the 1st of each month. There

is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account. Assessments have increased by 4.53% for FY24 from Oct. 1, 2023, through Sept. 1, 2024. Please remember to verify that your account payment amount is accurate. There are four payment methods available:

1. Legum & Norman/ Associa ACH direct debit (automatic adjustment)
2. Credit card or e-check offered through Associa/ TownSq (requires manual adjustment by you)
3. Coupon payments by check (automatic adjustment)
4. Online bank bill payer accounts (requires manual adjustment by you).

To review the new condominium assessment fees and learn about your payment options in greater detail, please see the [September 2023 newsletter online](#). Please note, the Board of Directors adopted a policy to cease acceptance of monthly assessment payments at the Management Office effective Thurs., Nov. 30, 2023.

Curb Your Bulk Trash for Thursday Collection

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the street curb for pick up as outlined in the Association's Trash Policy found online.

Bulk trash may NOT be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

Leaf and Yard Waste Collection in November

Leaf and yard waste collection will be on three Thursdays at 12 p.m.: Nov. 2, Nov. 9, and Nov. 16. See the article on page 3. Please do not put bagged leaves and yard waste in the 24/7 trash container location.

Please Practice Pet Courtesy

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property.

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](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

Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all dogs to be leashed and under the control of the owner or a responsible person when off their owner's property (limited common areas). Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.

Use TownSq for Fee Payments

Register with [TownSq](#) to get updates and pay fees. If you have a tenant renting your home, please register your occupants so they too may receive [TownSq](#) updates and announcements.

The News is published by
Fairlington Villages,
A Condominium Association

BOARD OF DIRECTORS

President, At Large Director
Joe Torres 703-705-8311
Fairlington123@yahoo.com
Vice President, Ward I Director
Kate Lankford
ward1fairlington@gmail.com
Secretary, Ward VI Director
Melanie Alvord
mellie.ward6@comcast.net
Treasurer, Ward III Director
Harold Reem 703-845-8659
hnreem@comcast.net
Ward II Director
Donna Volpone
dvolpone@icloud.com
Ward IV Director
Larry Straub 703-379-1739
larrystraub93@gmail.com
Ward V Director
Philip J. Brown 703-637-9152
PBrownBoard@pjb3.com
At Large Director
Andrea Dies
multiboard@verizon.net
At Large Director
Karen Olson Weaver
karen@olsonweaver.com

COMMITTEE CHAIRS

Activities: vacant
activities@fairlingtonvillages.com
Architectural Control: Barbara
Keyser and Sean Keyser
variance@fairlingtonvillages.com
Communications/Technology:
Carol Bell
comm@fairlingtonvillages.com
Family Events & Recreation: vacant
families@fairlingtonvillages.com
Grounds: Angela McNamara and
Jim Ostroff
grounds@fairlingtonvillages.com
Interior Renovation Committee: Kelly
Blythin and Rosabeth Cuppy
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

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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, October 4, 2023

The Board of Directors will meet on Wed., Oct. 4, 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 – Sept. 6, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Nov. 1, 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.

The Gateway Tool for Everything

- Stay informed of changes to landscaping schedules or other news related to weather events.
- Get notices in real time of parking lot closings or other maintenance work in Fairlington Villages.
- Receive reminders regarding committee meetings.
- Pay your condo fees.
- Make a request to the Management Office.
- Visit the "Documents Library" for research.
- 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 updates and announcements.

Saturday Teen Nights in Arlington

Saturday Teen Nights in Arlington will take place from 7 p.m. to 10 p.m. at the Lubber Run Community Center at 300 N. Park Dr. in Arlington. Saturdays in October will be Oct. 7, Oct. 14, and Oct. 28.

Calling all middle and high school teens! Bring your friends for some fun & games. Join in on sports including

basketball and pickleball, try out esports, show off an art project, meet some animals from our Nature Centers, play board games, and more. For more details and future dates, please visit the Arlington County website.

Please note, these Teen Nights are not Fairlington Villages activities; we are sharing information from our neighbors.

Board Meeting Highlights

The Board held a regular meeting on Sept. 6, 2023. The following are highlights.

New Business

A. Parking Lot Renovations:

A. Parking Lot Renovations: Ms. Dies moved the Board approve the following proposals: ProPave for the renovation of Parking Lots 22, 48, and 51; and Lancaster for post-construction landscaping for; for a total project cost of \$169,040. Passed 9-0.

B. Chemical Application During the Spring and Autumn Months: Ms. Valpone moved the Board accept the Grounds Committee's recommendation and directs Management to proceed with the application of chemicals per established regimen in both the spring and autumn applications. Seconded by Ms. Lankford and failed 1-8 on a Roll Call vote with Director Brown in favor; and, President Torres, Vice President Lankford, Secretary Alvord, Treasurer Reem, and Directors Dies, Straub, Volpone, and Weaver opposed.

Mr. Reem moved the Board request that the Grounds Committee, or a new working group, if

recommended by the Grounds Committee, research other methods of turf improvement and report to the Board. Passed 9-0.

C. Reserve Study Update: Mr. Reem moved the Board authorize Management to contract with Facility Engineering Associates, P.C. (FEA) in accordance with the proposal dated May 1, 2023, to perform a Reserve Study Update at a cost of \$18,500. Passed 8-0.

D. Rotten Wood Replacement – Ward V: Ms. Dies moved the Board authorize Management to contract with Middeldorf Property Services, Inc., for rotten wood replacement in Ward V at a cost of \$214,330. Passed 8-0.

E. Ratification of Unanimous Written Consent in Lieu of a Meeting Wednesday, August 16, 2023 (Capital One Bank Account): Whereas, the Board acted by Unanimous Written Consent in Lieu of a Meeting on Wed., Aug. 16, 2023, the Board voted to adopt a resolution establishing a small business account at Capital One Bank, NA,

to replace the account previously held with Truist Bank, NA;

Mr. Reem moved the Board of Directors hereby ratifies said action for purposes of the record and to ensure an audit trail for the expenditure. Passed 8-0.

F. Ceasing the Acceptance of Monthly Assessment Payments at the Management Office: Ms. Alvord moved the Board hereby discontinue the practice of accepting assessment payments locally at its Management Office; and, Be it further resolved that payment of monthly assessments made via the payment coupons provided by the Managing Agent will be considered timely if they are received for deposit at the PacWest Lock Box in Norcross GA on or before the 15th of each month. Passed 8-0.

G. Balcony Fixtures: Mr. Torres moved that after initial review by the Board, the research be forwarded to the Architectural Control Committee and Management for review and recommendations. Passed 8-0.

Mastering Safe Grilling Techniques

As you take advantage of the last days of cooking outdoors with family and friends, please 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. Violations can result in jail time and a \$2,500 fine.

The required 15 ft. distance is a fire regulation in the Commonwealth of Virginia.

Be sure to follow these grilling safety tips from the Arlington County Fire Department:

- Grills must be used outdoors. Use of a grill indoors or in any enclosed space poses a fire hazard and risk of exposure to toxic gases and potential asphyxiation.
- Position the grill 15 feet away from siding, deck railings, other combustibles, and out from under eaves or overhanging vegetation.
- Keep children and pets away from the grill area – declare

a 3-foot “safe zone” around the grill.

- Place the grill a safe distance from lawn games, play areas, and foot traffic.
- Do not leave cooking unattended.
- Put out several long-handled grilling tools to give the chef plenty of clearance from heat and flames.
- Periodically remove grease or fat buildup in trays below the grill so it cannot be ignited by heat.

More details can be found [online](#) or call the Arlington County Fire Prevention Office at 703-228-4644.

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

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 October 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 October	2 Communications Committee, 7 p.m. Community Center	3	4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	5	6	7
8	9 Indigenous Peoples' Day Columbus Day OFFICE CLOSED TRASH PICKUP	10	11 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	12	13	14
15	16 Grounds Committee 7 p.m. Hybrid	17 Special Commission on Potential Architectural Changes 7 p.m. Hybrid	18 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	19 Architectural Control Committee 7 p.m. Community Center	20	21
22	23	24 Interior Renovation Committee, 7 p.m. Community Center	25 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	26 Book Club <i>The Housemaid</i> 6:30 p.m. Community Center	27	28
29	30	31 Children's Halloween Party Community Center 5 – 6:30 p.m.	1 November Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m.	2 Yard Waste Collection 12 p.m.	3	4
5 Daylight Saving Time ends	6 Grounds Committee 7 p.m. Hybrid	7	8 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	9 Yard Waste Collection 12 p.m.	10	11 Veterans Day OFFICE OPEN TRASH PICKUP

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