



# North Fairlington News

Historic Fairlington Villages

NOVEMBER 2023

VOL. 45, No. 11

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

## Attend the Town Hall on November 14

You are invited to a community Town Hall on Tues., Nov. 14, at 7 p.m. in the Fairlington Villages Community Center at 3005 S. Abingdon St. and via Zoom.

The event is hosted by the Board President Joe Torres and General Manager Greg Roby.

This evening is an opportunity to provide the Board and Management with your thoughts, positive

and negative, questions, or concerns. Both owners and renters are encouraged to attend.

Comments and/or questions can be emailed in advance to [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com), asked in person or via Zoom. More details will be disseminated prior to the meeting. We look forward to working together to keep Fairlington the best place to live.

## Egress Window Policy Is Undergoing Review

The proposed policy to govern installation of basement egress windows in eligible units is undergoing Management review. This topic was removed from the Agenda for the Oct. 4 Board of Directors meeting and is tentatively scheduled for the Nov. 1 Board meeting. Board President Joe Torres stated that the Nov. 1 meeting will be used for review and discussion of the draft policy among the Board members, including consideration of potential changes. Thereafter, the community will be invited to review and comment on the policy before the Board votes on the policy.

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](https://www.townsq.io), 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.

The draft policy was developed by members of the Special Commission on Potential Architectural Changes working group, an ad hoc committee of Board members and other volunteers that has been considering the egress windows issue for more than a year.

The egress window policy under consideration would allow unit owners to seek a variance to enlarge an existing basement window downward (making the window taller, but not wider) and create an enlarged 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.

The FAQ pdf is posted on the Fairlington Villages [website](http://www.fairlingtonvillages.com) or the

## On the Balcony

At its meeting on Oct. 4, the Board of Directors temporarily suspended enforcement of all balcony restrictions pending review of the rules governing balconies for changes that may be beneficial to the community. If you recently received a violation citing an infraction of the rule(s) concerning your balcony, you may disregard it for the present.

The community will be notified when this suspension is lifted. Management will not issue citations for rules violations concerning balconies during the suspension. Please contact the Management Office at 703-379-1440 or [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) with any questions or concerns.

An inaugural meeting for the [Balcony Committee](#) is tentatively scheduled for Tue., Nov. 7, at 7 p.m. at the Community Center.



### Yard Waste Curbside

Thursdays at noon: November 2, November 9, November 16

### Thanksgiving Weekend

Management Office will be closed November 23 to Sun., Nov. 26  
Trash will not be picked up Nov. 23

[TownSq](#) app for detailed information about egress windows and the potential impact on policy, implementation, landscaping, and costs.

## New Committee Seeks Members To Look at Alternatives to Chemicals on Our Turf

The Committee on Turf Care Alternatives (CTCA) was established in October after the Board of Directors voted to suspend the use of chemical fertilizers and herbicides on our grass, pending further review. The committee was created in response to the desire to ensure that we have attractive and safe grounds for our residents and others.

The purpose of the ad hoc committee will be to research lawn care alternatives to chemical applications. The study is expected to explore such items as: improving soil

quality; alternatives where grass will not grow; best practices that have succeeded. Committee members also will work with experts and draw upon a wide variety of resources; consider current pilot projects within our neighborhood and the cost and practicality of various approaches.

If you would like to join this committee, please express your interest by emailing [grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com). Read the CTCA [charter online](http://www.fairlingtonvillages.com) at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com).

## Closing Parking Lots for Renovations

The reserve budget allows for six parking lots to be renovated 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 were scheduled to be renovated

completely: Lot 22, Lot 48, and Lot 51. 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](http://TownSq.com) for digital notification.

## Roof Repair and Maintenance in Ward 1

Northern Virginia Roofing, the Association's roofing contractor, will perform roofing repairs and preventive maintenance. All pitched roofs will be inspected in Ward I. This project should be completed around Nov. 8, weather permitting. The roofers' workday starts at 7 a.m. and ends around 5:30 p.m.; they will access the roof using ladders.

We recommend that you keep your blinds/curtains closed and

please be tolerant of the noise. We encourage you to protect any belongings in your attic with poly or plastic sheeting as slate dust may enter the attic area. There may be broken pieces of slate on the ground that the contractor will clean up to the best of its ability.

Thank you for your patience and cooperation during this project. Please contact the [Management Office](mailto:Management@fairlingtonvillages.com) with any questions.

## Renovating Dates for the Holidays

Please note these upcoming meetings for the Interior Renovation Committee, held at the Fairlington Community Center, 3005 South Abingdon St., on Tues., Nov. 28, at 7 p.m. and Tues., Dec. 19, at 7 p.m.

If you have any questions, please email the co-chairs, Kelly Blythin and Rosabeth Cuppy, [irc@fairlingtonvillages.com](mailto:irc@fairlingtonvillages.com).



## Three Dates for Yard Waste This Month

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](mailto:office@fairlingtonvillages.com).

## Opt In to Getting Your Parking Decal Early Before It Expires

The shape of the 2024 parking decal is a kite; the new decals are now available at the Management Office. All Fairlington Villages 2023 parking decals in the shape of a pentagram expire on Sun., Dec. 31, 2023. While at the Office, please update your contact information.

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.

### Honor the Holiday

Skip the end-of-the-year rush by getting your decal early. To avoid waiting at the Management Office, you can schedule an appointment.

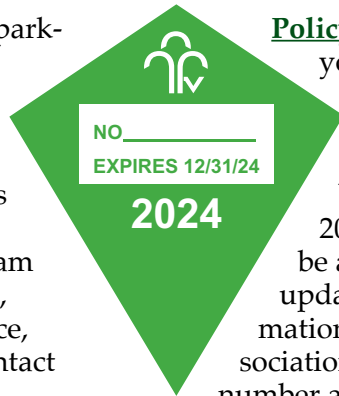
The Management Office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please note, we will be closed on Thurs., Nov. 23 through Sun., Nov. 26. The Office will be open on Veterans Day, Sat., Nov. 11. Please call us at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) to arrange a convenient time for you to get 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? Pick up your decal today.

### Update Your Contact

When retrieving your 2024 decal(s), you will be asked to review and update your contact information on file with the Association, including telephone number and email address (if any), as required by the Association's By-Laws.

### Newsletter Option

The "Option" for receiving the monthly newsletter will change this year. You will now be asked whether you wish to "opt in" to receiving a hard copy through the US Postal Service. The default option will be via electronic delivery to the email address(es) you provide. This change is to save substantial costs associated with printing and delivering the newsletter monthly.

## 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 new policy adopted by the Board can be found in the Documents Library of [TownSq.](#)

The old policy of accepting payments at the Management Office is antiquated. Accepting payments at the Management Office now means the payment must be mailed to Georgia at an additional cost of postage. Processing 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.

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](mailto:office@fairlingtonvillages.com).

## Board Meeting Highlights

The Board held a regular meeting on Oct. 4, 2023. The following are highlights. an amendment was presented and approved.

**New Business**  
**A. Variance Request – 2814 S. Columbus St. – Keep Kayaks, Cooking Grill, and Edison Light Bulbs Outdoors:** Ms. Dies moved the Board approve a variance request to store two kayaks under the balcony and deny storing a cooking grill and use Edison light bulbs on the balcony, in accordance with the specifications outlined in the Variance Request. Passed 7-1.

Prior to a vote on the resolution,

Mr. Brown moved that the motion concerning a variance request submitted by the homeowners to keep kayaks, a cooking grill and Edison light bulbs outdoors be amended to allow the storage of kayaks and deny the request to store a cooking grill or use Edison light bulbs. Passed 8-0.

**B. Variance Request – 3071 S. Woodrow St. – Removal of a**

*continued on page 6*

## Activities Around the Village

### Plan to Meet November 8

The Activities Committee meeting will be on Wed., Nov. 8, at 7 p.m. in the Community Center at 3005 S. Abingdon St. to plan for upcoming events: Halloween, Holiday Party, Morning with Santa and Game Night. In the absence of a chair, the meeting will be led by Board liaisons Kate Lankford and Karen Olson Weaver. Please email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

### Join a Killer Discussion with the Book Club on November 15

Please join us on Wed., Nov. 15, at 6:30 p.m. in the Community Center at 3005 S. Abingdon St. to discuss *My Sister the Serial Killer* by Oyinkan Braithwaite. *Nylon* states, "This riveting, brutally hilarious, ultra-dark novel is an explosive debut ... and heralds an exciting new literary voice... Delicious."

The Book Club Holiday Party and Book Exchange will be on Fri., Dec. 15, at 6:30 p.m. in the Community Center.

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).

### Giving Thanks for a 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. 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](mailto:mxryan1024@gmail.com) for more details.

### Save the Date for Our Annual Holiday Party on December 7

Fairlington Villages' annual community Holiday Party will be Thurs., Dec. 7, from 7 p.m. to 9 p.m. at the Community Center. Celebrate the holidays with your neighbors while spreading holiday joy by bringing your Toys for Tots and food bank contributions!

### In Search of Elves for Santa's Visit on December 9

Help us make way for Kris Kringle in Fairlington! Our winter wish is to have a few fabulous volunteers to make this event a success. St. Nick is planning a special appearance for younger Fairlingtonians at the Community Center on Sat., Dec. 9, from 10 to 11:30 a.m. This family-friendly Morning with Santa is a great opportunity to take your child's picture with Santa (please bring your own camera or device).

Sharing is caring with Toys for Tots and food bank contributions!

If you can help with this family-centered event, please email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

Your community spirit to volunteer is sure to be recognized by the jolly Ol' Elf!

### Danke Schoen for Oktoberfest!

On Sept. 30, Fairlington celebrated its largest yet Oktoberfest

with Fairlingtonians and barrels of fun. It was wonderful to see so many residents of all ages decked out in their lederhosen and dirndls to join the festivities and enjoy live German music from The Lost Lederhosen German Band. Traditional German fare was served, including bratwurst, sauerkraut, pretzels, and, of course, beer!

This event would not have been possible without the many volunteers. Thanks go to Administrative Manager Oscar Giron, his wife Digliane Sousa-Giron, and his sisters Joyce Giron and Kelly Giron for the wonderful decorating, and to Cecile Barker, Linda Barnett, Mary Cusick, Pat Horvath, Anne Knabel, Tim and Laurie Kuhl, Paulin Leonida, Warene Sheridan, Markus Smith, and Susan Tatum for their assistance in hosting the event!

## Eins, Zwei, Drei, Oktoberfest!



PHOTO COURTESY MANAGEMENT  
Our volunteers took a moment to drink in the festivities at Oktoberfest.



## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Half a Dozen!

As I mark my sixth anniversary with Fairlington Villages, I really cannot thank the Fairlington community enough for continuing to entrust me with the tremendous responsibility of leading its management team. From all of us at the Management Office and on the Maintenance Team, our sincerest

wishes to each of you for the best in the coming Holiday season!

### Management Office Will Close for Thanksgiving

The Management Office will be closed on Thurs., Nov. 23, and open again at 8:30 a.m. on Mon., Nov. 27. We wish you a happy and healthy Thanksgiving.

### Decorating for the Season and Safety

Please keep stair-steps, railings and sidewalks clear of seasonal decorations for safety. Please also remember that Halloween decorations must be removed by Nov. 1. Year-end holiday decorations are permitted from Nov. 15 to Jan. 15 each year. Permission may be granted to decorate the common area of multiunit buildings (e.g., front door, porch, hallway, stairway) if residents all agree on the décor and present a "Request for Decorating Shared Common Areas Approval Form" available [online](#).

### Thank You for Turning Off Outside Water Faucets

With the approaching potential for extended freezing temperatures, please be sure to turn off the supply valve for your outside water faucet, also referred to as a hose bibb or spigot. This reminder applies to all townhouse residents and those multiunit building residents with unit space in the basement: A-level apartments or B-level units with basement storage.

If you have an outdoor faucet shutoff valve within your control, it is your responsibility to shut off the water at that location for the winter. If the pipes freeze and cause damage, the repair costs could be significant and charged to you. If you are unsure whether you are responsible for a water faucet shutoff valve, please contact the [Management Office](#).

### Identify Your Unit's Water Main Shutoff Valve

As the conversion of the greater Fairlington community from a single apartment complex to seven distinct condominiums progressed in the mid-1970s, the finer aspects of the architecture and structure of several of the building models changed to reflect

## 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

improvements as development moved from South Fairlington to North.

As a result of engineering "field adjustments," the physical placement of the water main shutoff valves in the multiunit buildings is not consistent. The Association does not know and cannot confirm which of the four to six water main shutoff valves in the multiunit buildings serves which of the units. Any tags that might be found on valves inside the cabinet were placed there by the developer at the time of conversion; a master listing was never provided to the Association and the labels have not been maintained.

The unit owner is responsible for the valve and related maintenance. If you reside in a multiunit building and need to have your water main replaced, please have your plumber confirm which valve is yours before any work is started. You do not want to go through the expense of a valve replacement only to discover the valve serves your neighbor's unit!

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  
hreem@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

Committee on Turf Care Alternatives:  
grounds@fairlingtonvillages.com  
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, November 1, 2023

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

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**Non-load-bearing and Load-bearing Wall:** Ms. Dies moved the Board approve a variance request from the homeowner for the removal of non-load-bearing and load-bearing walls in accordance with the specifications outlined in the variance request. Failed 2-6.

**C. Variance Request – 2994 S. Columbus St., A-2 – Installation of Pavers in the Common Elements:** Ms. Alvord moved the Board approve a variance request for the installation of pavers in the common elements, in accordance with the specifications outlined in the variance request. Failed 2-6.

**D. Variance Request – 2994 S. Columbus St., A-2 – Removal of Non-load-bearing Walls and Asbestos Remediation:** Mr. Torres moved the Board approve the variance request from the homeowner for the removal of non-load-bearing walls and asbestos remediation, in accordance with the specifications outlined in the variance request, with approval subject to receipt of copies of forms showing municipal inspection completed. Passed 6-0-2.

Prior to approval of the resolution, the following amendment was approved:

Mr. Brown moved that approval of the resolution be subject to receipt of copies of inspection from the municipality. Passed 6-0-2.

**E. Standard Variance for Attachment of Umbrellas to Limited Common Element Balconies:** Ms. Alvord moved the following Standard Variance is adopted by the Board and shall be specifically appended to the section entitled "Balcony Installations" contained on page 47 of the *Residents' Handbook*, and generally distributed elsewhere via the Association's various means of communication: Standard Variance for Umbrella Installations: A. An Umbrella is permitted to be tethered to limited common element balconies so long as the installation conforms to the following: 1. Tethering clamps must be vinyl-coated to protect paint on rails. 2. Clamps must be secure enough to keep umbrellas from becoming detached in high winds. 3. The umbrella must have a "vent" to allow

*continued on page 7*

## BOARD HIGHLIGHTS

*continued from page 6*

wind to flow through the canopy. 4. The Floriston Steel Mounted Umbrella Base, manufactured by “Simple Stuff” is specifically permitted for use by the Standard Variance. 5. Use of tethering clamp systems other than the Floriston Steel Mounted Umbrella Base will require the submission of a Variance Request to the Architectural Control Committee. Postponed indefinitely.

Prior to a vote on the resolution, the following motion to postpone was approved:

Mr. Brown moved to indefinitely postpone action on approval of a Standard Variance for Attachment of Umbrellas to Limited Common Element Balconies to allow Association Secretary Alvord and volunteers to refine the proposal and present it at a future meeting. Passed 6-0-2.

**F. Employer’s Voluntary Contribution to a Simplified Employee Pension (SEP) Plan:** Mr. Brown moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of Oct. 1, 2022, through Sept. 30, 2023. Passed 8-0.

**G. Transfer of FY23 Excess Assessments to FY24:** Ms. Dies moved the Board authorize that any excess of membership assessments collected over and above the member operating expenses of the condominium for the fiscal year ending Sept. 30, 2023, shall be applied against member assessments for fiscal year 2024, commencing Oct. 1, 2023, as provided by Revenue Ruling 70-604. Passed 8-0.

**H. Fall Replacement Plants:** Mr. Brown moved the Board approve the proposal from Lancaster Landscapes for fall replacement plants at a total cost of \$12,240. Passed 8-0.

**I. Ward II Renovation Planting:** Ms. Dies moved the Board approve the proposal from Lancaster Landscape for Ward II renovation planting at a total cost of \$30,000. Passed 8-0.

Prior to approval of the resolution, the following amendment was approved:

Mr. Brown moved that the figure of \$35,080 be revised to the budgeted level of \$30,000. Passed 6-2.

**J. Fall Focal Bed Plantings:** Mr. Brown moved the Board approve the proposal from Lancaster Landscapes for fall focal bed plantings at a total

cost of \$5,255.50. Passed 7-0-1.

**K. Slate Roofs Preventive Maintenance Program – Wards I and II – FY24:** Mr. Straub moved the Board authorize Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards I and II at a cost not to exceed \$32,500. Passed 8-0.

**L. Ward I – Stone Paver Improvements:** Ms. Lankford moved the Board approve the proposal from Lancaster Landscapes for the slate walkway in Ward I at a cost of \$8,710. Passed 6-1.

**M. General Manager’s Spending Authority (For Annual Budgeted Items):** Ms. Alvord moved the Board authorize the General Manager to approve budgeted expenditures on behalf of the Association, reporting to the Board on same, independent of any authority that may exist for emergency expenditures, up to and including the sum of \$10,000 effective Oct. 4, 2023. Passed 4-3.

**N. Flag of the United States Display Policy:** Ms. Dies moved the Board amend the following policy for display of the flag of the United States in the common elements: A. The Board of Directors provides an exception to Article XV, Section 1 of the By-Laws to allow display of the flag of the United States, *or that of any of its Armed Forces*. B. The flag may only be displayed from a staff projecting from a building. The staff may be affixed to wood surfaces of building exteriors, including the capping of a unit window. The Union of the flag should be placed at the peak of the staff unless the flag is at half staff. C. Traditional guidelines call for displaying the U.S. flag in public only from sunrise to sunset. However, the flag may be displayed at all times if it is illuminated during darkness. D. A flag should not be subject to weather damage. It should not be displayed during rain, snow and wind storms unless it is an all-weather flag. E. The flag of the United States, *or that of its armed forces*, should hang freely and should not touch the ground or any other object. Requests to display the flag of the United States in a manner not in keeping with this policy on common and limited common elements are subject to Article XV, Section I of the By-Laws and shall

only be considered subject to a Variance Request. Failed 3-4.

**O. Window Well Grates and Covers:** Ms. Dies moved the following policy is adopted by the Board and shall be specifically appended to the information contained on page 79 of the *Residents’ Handbook*, and generally distributed elsewhere via the Association’s various means of communication: A. Window well covers shall be of a size commensurate with the window well grate and a combination of steel and /or aluminum and polyethylene and /or polycarbonate, or other available plastic or thermoplastic materials in the case of a window well cover. B. Window well grates must be flat and window well cover shall have a slope for purposes of draining no greater than 1 inch. Passed 7-0.

**P. Parking Lot Renovations:** Ms. Dies moved the Board approve the following: ProPave for the renovation of Parking Lot 2 for \$70,563 and Parking Lot 13 for \$82,335; and a contingency for post construction landscaping of \$15,000; Total project cost of \$167,898. Passed 6-0-1.

**Q. Variance Request – 4869 S. 28th St., A-1 – Addition of a Second Kitchen and Wall Removal:** By Unanimous consent, and at the request of Management, the variance request was removed from the Agenda.

### On the Matter of Motions

When a Board member “moves” an action at a meeting, the Board member is simply introducing a new piece of business for purposes of discussion and debate. The fact that a Board member “moves” an action of business for discussion should not be seen as an indication that the member is in favor of or against the action. Once discussion ends, the members vote. It is in the final tabulation of those votes that residents can see whether a Board member was in favor of or against the action.

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

Presorted Standard  
 U.S. Postage PAID  
 Arlington, Virginia  
 Permit No. 559



**8** *North Fairlington News*  
 November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1 November</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m.	<b>2</b> Yard Waste Collection 12 p.m.	<b>3</b>	<b>4</b>
<b>5</b> Daylight Saving Time ends	<b>6</b> Grounds Committee 7 p.m. Hybrid	<b>7</b> TENTATIVE Balcony Commit- tee, 7 p.m. Community Center	<b>8</b> Activities Committee, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	<b>9</b> Yard Waste Collection 12 p.m.	<b>10</b>	<b>11</b> Veterans Day <b>OFFICE OPEN</b> <b>TRASH PICKUP</b>
<b>12</b>	<b>13</b>	<b>14</b> Community Town Hall, 7 p.m. Hybrid	<b>15</b> Book Club 6:30 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	<b>16</b> Yard Waste Collection 12 p.m. Architectural Control Committee 8 p.m. Community Center	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b> Special Commission on Potential Architec- tural Changes 7 p.m. Hybrid	<b>22</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>23</b> Thanksgiving <b>OFFICE CLOSED</b> <b>TRASH WILL NOT</b> <b>BE PICKED UP</b>	<b>24</b> <b>OFFICE CLOSED</b> <b>TRASH PICKUP</b>	<b>25</b> <b>OFFICE CLOSED</b> <b>TRASH PICKUP</b>
<b>26</b>	<b>27</b>	<b>28</b> Interior Renovation Committee, 7 p.m. Community Center	<b>29</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>30</b> Drop Off Payments End	<b>1 December</b>	<b>2</b>
<b>3</b>	<b>4</b>	<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> Holiday Party Community Center 7 – 9 p.m.	<b>8</b>	<b>9</b> Morning with Santa Community Center 10 – 11:30 a.m.

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