



# North Fairlington News

## Historic Fairlington Villages

DECEMBER 2023

VOL. 45, No. 12

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

## The Complete Update on Parking Lots

In fiscal year 2023 (FY23), the Association's Board of Directors authorized the complete renovation of four parking lots in the community. Parking Lots 2, 22, 48, and 51 in Wards II and V were finished around Thanksgiving.

Complete renovation of a parking lot 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. The first phase takes one week, weather permitting. The second phase is done in one day: milling, paving, and striping. Drainage and erosion issues are corrected during this process.

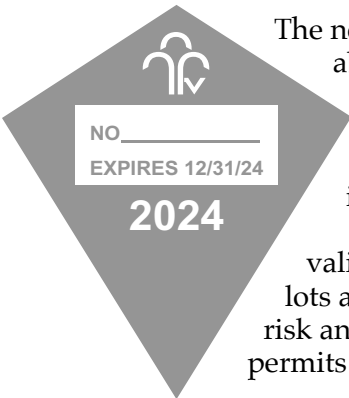


The Association plans to undertake an additional two to four lots with reserve funds allocated for such purposes in FY24.



PHOTOS BY MANAGEMENT  
At left: a new sidewalk; above: a parking lot renovation.

## Avoid a Tow with Your 2024 Parking Decal



The new kite-shaped 2024 parking decals are available at the Management Office. All Fairlington Villages pentagram-shaped 2023 parking decals 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.

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## Upcoming Board Elections in 2024

Three Board of Directors seats will be up for election in 2024: Ward II, Ward IV, and one At Large position. Board elections occur during our Annual Meeting in March. Members of the Board are all volunteers; the positions are not compensated.

If you are interested in running for one of these seats, the first step is to qualify by obtaining the signatures of 25 Fairlington Villages *owners* on a candidacy petition. The Management Office can provide this form to you. Full details will be in our January newsletter.

### Winter Holidays

Management Office will be closed and trash will not be picked up on December 25 and January 1



### Holiday Tree Recycling

Recycle your holiday trees in 2024: January 2, January 4, January 9, and January 11

## Focus on Repair and Replacement Reserves

One of our Board of Directors' most important fiduciary responsibilities is to maintain the integrity of Fairlington Villages' buildings and infrastructure on behalf of our owners in the most cost-effective way. The Board executes this responsibility by raising and managing the expenditure of Repair and Replacement Reserves.

### Fairlington Villages has never levied a special assessment.

#### THE BASICS

The Association maintains two types of reserves: Operating Reserves and Repair and Replacement Reserves. Operating Reserves, which are also known as Unappropriated Owners' Equity, consist of the cumulative total of previous fiscal years' operating surpluses. These funds are used to pay for extraordinary unbudgeted operating expenses (for example, exceptional snow removal costs) that occur during a fiscal year.

In contrast, Repair and Replacement Reserves (hereinafter referred to as Reserves), are used to finance long-term major capital assets needs such as replacing or renovating roofs, balconies, masonry, apartment hallways, sewer lines, pools and pool houses, trash container sites, and parking lots. Setting aside funds each year to finance these capital needs is critical in an almost 80-year-old community with an aging infrastructure.

#### WHY FUND RESERVES?

Managing our reserves requires budgeting an adequate annual contribution to our reserve fund and ensuring that the fund has enough cash on hand to pay for each fiscal year's reserve projects. Some condominium associations attempt to keep fees low by not funding reserves or by budgeting

for reserves and then extensively borrowing from them for operating expenses.

As one expert states, any savings resulting from such policies are "fool's gold."\* If an association that failed to fund reserves suddenly needs to make a major capital expenditure, it must either borrow money at the current market rate or impose a special assessment — a bill that may impose exceptional hardships on an association's homeowners, particularly those living on fixed incomes. Fairlington Villages has never levied a special assessment. We have always maintained adequate reserve funds and, with the sole exception of Fiscal Year 2021 (FY21) when condo fees were kept flat as our homeowners faced the COVID-19 pandemic's unprecedented challenges, have gradually increased fees each year to fund our operating and reserve needs.

Reserves are not only necessary to maintain our infrastructure without special assessments or spikes in condo fees. Having adequate reserves is a requirement of most major mortgage lenders. To be eligible for most mortgage purchases or refinancing, the Association must meet requirements showing that a home is good collateral for a mortgage.

A final reason for adequately funding reserves is market valuation. Resale packets provided to new owners when units are sold must include information on the Association's reserves. Maintaining fully funded reserves is a selling point that helps ensure that our units will attract buyers and maintain their value in a highly competitive Northern Virginia real estate market.

#### FIVE-YEAR RESERVE STUDIES

Fairlington Villages' five-year Reserve Studies are the foundation of our reserve budget and expenditures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves needed to repair, replace, and restore major capital assets. Facilities Engineering Associates, an engineering and facility management consulting firm specializing in extending the service life of existing facilities and building systems, completed the Association's current five-year Reserve Study Update in March 2019, and has been contracted to accomplish another five-year update by March 2024. The studies include onsite surveys of Fairlington Villages' common capital assets, assessments of these assets' anticipated life expectancies and replacement costs, and reviews of the Association's existing reserve balances and spending plans. In addition, in accordance with established best practices, the studies also address inflation. The current 2019 study assumes an annual inflation rate of 2.5%, based on the average change in the Consumer Price Index (CPI) over the previous 10 years. The 2024 study will adjust this rate based upon the most recent CPI.

The 2019 study recommended continuing our 1% annual increase in reserve fund contributions in FY20 and subsequent fiscal years to provide "sufficient funds" to meet projected capital expenditures in the early- and mid-2020s while "building up reserves to be able to address the next cycles of major repairs that will occur in the years beyond 2038." More specifically, it proposed spending between approximately \$1.8 million

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\* Robert Nordlund, founder and CEO of Association Reserves, a group that helps condo associations frame long-term reserve budgets, quoted on *Morning Edition* with Sacha Pfeiffer. See NPR, July 19, 2021, article online: "Why Steady, Low Condo Fees Should Raise a Flag."

## Standard Steps to Remodeling or a New HVAC

Remodeling or replacing your HVAC are two of the most common reasons that Fairlingtonians need variances. If you are a first-time condo owner, or have not had this kind of work done before, you may not be aware that advance approval from the Association's Board of Directors may be needed.

Many owners plan remodeling projects like the removal or relocation of a wall. It is great when owners invest in their homes, renovate, and upgrade. However, the Association has an obligation to assure that structural changes do not cause damage to any owner's property, including yours, or to common property. The variance process is the vehicle for that assurance.

### Talk with the Office First

Whether you are using a contractor or doing the work yourself, your first stop should be the Management Office. Our staff knows a great deal both about the structure of Fairlington's buildings and about the various kinds of renovations that owners have successfully made. They can help you avoid common problems and expense, and navigate the process. When you discuss work with contractors, be sure to let them know that your home is a condominium; any changes are subject to condo rules and may require a variance.

### HVAC Project Particulars

In HVAC replacement projects, variances may be needed. Newer and more efficient heat pumps and compressors are larger than those originally installed in the 1970s; they take in more air and cycle on less frequently, thus saving energy. But, they take up more space

and sometimes have to be placed differently in the common space outside multiunit buildings. Sometimes new condensate lines and other connections need to be made from the outside of the building. These require a variance because you don't own the exterior — that is common property — and the Association has an interest in making sure that anything that changes the exterior look and feel of the community or necessarily damages the brick and mortar is reviewed for acceptability.

### Complete the Form for a Variance

So, go ahead and plan! But be sure to leave at least 30 days in your project schedule for processing any needed variance, and stop at the Management Office for guidance and the variance format.

When you are ready to start the process or to preview the requirements, you can find the **Variance Request Form** as a fillable PDF on our website under Forms.

### Vary Your Time as a Volunteer

The Architectural Control Committee is looking for a few more volunteers. This committee reviews owner variance applications and advises the Board of Directors on their disposition. It also develops standard variance policies as the Board may direct. Residents with legal, architectural, or engineering experience, as well as an interest in protecting our investment, are particularly welcome.

The committee generally meets monthly on the third Thursday of the month; the co-chairs are Barbara Keyser and Sean Keyser. Please email [variance@fairlingtonvillages.com](mailto:variance@fairlingtonvillages.com) for more information.

## Talk of the Town



PHOTO BY ONEYDA CAMPOS

A Town Hall held on November 14, hosted by Board President Joe Torres and General Manager Greg Roby, was attended by over 50 residents in person and via Zoom. Residents raised many great ideas for improvement.

## RESERVES

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and \$3.8 million each year on reserve projects through FY28 with reduced annual spending thereafter, and proposed specific annual lists of reserve projects for the 20 fiscal years through FY38. The 2024 study will update the recommended rate of the annual increase in reserve contributions, and will present a revised list of proposed annual reserve projects and expenditures for the 20 fiscal years through FY43.

### ANNUAL RESERVE BUDGET

The 2019 Reserve Study Update is the basis for our current annual reserve fund contributions and capital expenditure calendars. Each fiscal year, with the exception of previously noted FY21 when contributions were slightly reduced due to the COVID-19 pandemic, the Association increases contributions to its reserve fund by 1%. At the end of FY22, the fund's audited

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**The egress window policy continues to be prepared and has not been presented to the Board. Please watch TownSq for updates.**

## Activities Around the Village

### Cheering Our Annual Holiday Party on December 7

Join us for Fairlington Villages' annual community Holiday Party on Thurs., Dec. 7, from 7 p.m. to 9 p.m. at the Community Center at 3005 S. Abingdon St. Celebrate the holidays with your neighbors while enjoying food and drinks, and possibly a few presents, too!

The Holiday Party is an adults-only affair. Fairlington's children and families can rejoice at their own holiday event on Dec. 9.

Spread more holiday cheer and bring your Toys for Tots and food bank contributions!

### Visit with Santa on December 9

We anticipate a special visit with Kris Kringle for our younger Fairlingtonians at the Community Center on Sat., Dec. 9, from 10 a.m. 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).

Give the gift of your time to help with this event; please email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

Share your community spirit by bringing Toys for Tots and food bank contributions, too.

### Eat an Elephant with the Book Club on December 15

Please join us on Fri., Dec. 15, at 6:30 p.m. at the Community Center for our annual Book Club Holiday Potluck. Please bring a wrapped book if you would like to participate in the White Elephant book exchange. We also kindly request you contribute a food or drink item to our Potluck. A registration list and additional details can be found on our Facebook page.

Our Thurs., Jan. 25, book discussion will be on *I Have Some Questions for You*. This work is "author Rebecca Makkai's ... most

irresistible novel yet: a stirring investigation into collective memory and a deeply felt examination of one woman's reckoning with her past, with a transfixing mystery at its heart."

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).

### Tuck in this Winter with 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.

### Halloween Treats for All

Fairlingtonians of all ages enjoyed the Children's Halloween Party. This event would not have been possible without the scary good help of our volunteers. A bucket of thanks go to Joan Connolly, Kate Bannon, Pat Horvath, Susan Tatum, and Warene Sheridan!

### Meet the New Activities Committee Chair

Warene Sheridan is the new chair of our Activities Committee! Warene returned to Fairlington recently and has volunteered at many events. "Opportunities to get together and celebrate support the sense of community we have here is a key reason why I moved back to Fairlington Villages," declared Warene at the November planning meeting. If you would like to volunteer, email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

The Turf Care Alternatives Committee will meet Tues., Dec. 12, at 7 p.m. It will report its findings and recommendations to the Board in June 2024. Interested in joining? Email [turfcare@fairlingtonvillages.com](mailto:turfcare@fairlingtonvillages.com).

## RESERVES

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balance totaled \$7,462,071, and will almost certainly rise to nearly \$7.8 million at the end of FY23 following the addition of FY23's \$3,140,865 contribution and deduction of that year's audited capital spending.

Each fiscal year's reserve capital spending calendar is comprised of a dynamic, updated list of the annual projects proposed in the 2019 Reserve Study Update, including estimated costs for each project. Beginning in FY23, the calendar's projected annual inflation rate was adjusted from 2.5% to 3% as the United States confronted its highest price inflation rate in 40 years.

During the course of a fiscal year projects may be added or deleted from the list, and projected costs change as Management refines project details, reviews historic expenditures, and receives contractors' bids. As a result, in some instances final project costs will be less than projected in the reserve budget (e.g., FY22 backyard fence replacement: budgeted at \$875,606; \$789,101 spent); and in other cases final project costs will be more than programmed (e.g., FY21 rotten wood trim replacement: \$70,000 budgeted; \$286,257 spent). Due to this process, every fiscal year's final audited reserve spending total will be different than the amount originally budgeted.

## THE PAYOFF

Regardless of the order in which individual projects are executed, the benefit of the Association's solid and well-funded reserve

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## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Curb Your Leaves

Contracted leaf removal on the property is nearly completed for the year. If you have leaves in your yard after the contractor has passed your neighborhood, please bag the leaves and take them to the curb for large/bulk trash pickup on Thursday. You can get brown paper bags free of charge from the Management Office.

### Prepare for Winter Precipitation

We have a plan for snow events of any size that may occur this winter. Our five vehicles used to remove snow have been serviced, snow-melt supplies have been stockpiled, and we purchased additional snow shovels for the temporary labor we engage. We are confident in our readiness for winter weather.

### Practice Patience with Snow and Ice Removal

Our goal is to remove snow promptly; however, we must prioritize our efforts. Several factors including type of precipitation and its removal methods determine whether snow removal begins before, during, or after precipitation ends. Our priorities, generally, are:

1. Clear streets so emergency vehicles can access the property.
2. Clear accessible areas of parking lots, building steps, and entrance walkways.
3. Clear snow from all other sidewalks.

During an average snowfall of 1–4 inches, it takes crews three hours to clear the streets and up to eight hours to clear and/or treat parking lots, sidewalks, lead-walks, steps, and porches. This work may be done throughout the night and early morning hours.

Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite Rock Salt) to treat streets and magnesium chloride (Ice Melt) on sidewalks. Each storm requires its own unique mix of machine, chemical, and hand removal efforts.

Management's goal is to remove and/or treat the streets and pedestrian areas as quickly as possible. Your patience is appreciated, especially during heavy snowfalls and sleet. Contingency plans include procuring additional equipment on short notice.

Our crews cannot clear occupied parking spaces or the areas around your vehicle. The Management Office maintains a limited number of snow shovels that residents may borrow if available. If you borrow a shovel, please return it to the Office as soon as you are finished so it can be available to the next resident.

## 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

### Prevent Winter Weather Mishaps

You can prepare for winter with these easy steps:

**Outside Water Faucets:** Common area faucets have been shut off. If you have not already, shut off your outside faucet immediately to avoid potentially significant costs for repair next spring.

**Hoses:** All hoses should be disconnected from faucets.

**Prevent Frozen Pipes:** Keep your heat on and set your thermostat at 60° Fahrenheit or higher to help prevent the pipes in your unit from freezing. Leave cabinets open to increase warm airflow.

**Extension Cords:** Please be cautious to not overload circuits; extension cords and power strips should never be covered under rugs, furnishings, or presents!

**Space Heaters:** If you use a space heater, please keep the area around it clear and free of clutter and do not use it unattended. PLEASE, ELECTRIC APPLIANCES ONLY. DO NOT USE KEROSENE OR PROPANE HEATERS INDOORS.

The News is published by  
Fairlington Villages,  
A Condominium Association

#### BOARD OF DIRECTORS

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Kate Lankford  
ward1fairlington@gmail.com  
Secretary, Ward VI Director  
Melanie Alvord  
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Treasurer, Ward III Director  
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larrystraub93@gmail.com  
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At Large Director  
Karen Olson Weaver  
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#### COMMITTEE CHAIRS

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activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
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Grounds: Angela McNamara and  
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Interior Renovation Committee: Kelly  
Blythin and Rosabeth Cuppy  
irc@fairlingtonvillages.com  
Pools: Marya Hynes  
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Tennis: Soleil You  
tennis@fairlingtonvillages.com

#### WORKING GROUPS

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balcony@fairlingtonvillages.com  
Ad Hoc Turf Care Alternatives  
Committee  
turfcare@fairlingtonvillages.com  
Special Commission on Potential  
Architectural Changes: Philip Brown  
scopac@fairlingtonvillages.com

#### GET SOCIAL WITH US

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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, December 6, 2023

The Board of Directors will meet on Wed., Dec. 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 – Nov. 1, 2023
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Jan. 3, 2024
- 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**, 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.

### PARKING DECAL

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#### Ring in 2024 with a Decal

Starting the New Year with a towed vehicle is preventable by getting your 2024 parking decal today. 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 the closures on Mon., Dec. 25, and Mon., Jan. 1. Please call 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**.

#### Update Your Contact

When getting your 2024 decal, please review and update your contact information 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 has changed due to substantial costs associated with printing and delivering the newsletter. The default option for the newsletter is via electronic delivery to your email address on file; you will be asked if you wish to "opt in" to receive a hard copy through the US Postal Service.

## Board Meeting Highlights

The Board held a regular meeting on November 1, 2023. The following are highlights.

### New Business

**A. Variance Request – 4900 S. 29th Rd. – Install Google Nest Cam with Floor Lights in the Location of a Carriage Light:** Mr. Brown moved the Board approve a variance request to install a security camera with flood lights in the location of the carriage light in accordance with the specifications outlined in the variance request. Postponed until the December regular meeting.

**B. 4801 S. 31st St. – Steps:** Ms. Dies moved the Board approve the proposal from Hemax Construction Services & Landscaping, LLC, for the replacement of rounded stepping stones with square slate step pavers at a total cost of \$6,550. Failed 0-7.

**C. Contractor Standard of Care for Dust and Debris:** The Board held a general discussion of landscaping standards of care when removing leaves.

**D. Staff Holiday Bonuses:** Mr. Reem moved the Board authorize the sum of \$5,200 plus FICA taxes for holiday bonuses for the Association staff to be distributed as recommended by the General Manager and approved by the President, with length of service as a guideline. Passed 7-0.

**E. Water Savings Program:** Mr. Torres moved the Board direct management to implement an in-unit water savings program with expenses associated with (1) fixed charges determined by the average costs; (2) assemblies only; or (3) both assemblies and labor provided at no cost. Passed 7-0.

**F. Variance Request – 2913 S. Dinwiddie St. – Removal of a Load-Bearing Wall in the Kitchen and Exterior Modifications:** Ms. Alvord moved the Board approve a variance request to remove a load-bearing wall from the kitchen in accordance with the specifications outlined in the variance request. Superseded by a motion to sever.

Mr. Brown moved to sever into two parts a variance request to (1) remove a load-bearing wall, and (2) to approve exterior landscape modifications in the rear of the unit. Passed 7-0.

Ms. Alvord moved the Board approve a variance request to remove a load-bearing wall from the kitchen in accordance with the specifications

outlined in the variance request. Passed 7-0.

Mr. Brown moved the Board postpone until the December meeting action on a variance request to make modifications in the rear of the unit. Passed 7-0.

**G. Election Rule Changes:** Ms. Alvord moved that Election Rule 7 could be amended by deleting a portion of the dependent phrase in the second sentence and inserting new language, as follows:

“The Fairlington Villages sign policy is waived for candidates wishing to post signs for a candidate event for up to 24 hours. Candidates may also hand distribute flyers, but the flyers

may not be left unattended upon the common elements or posted in the multiunit buildings but may be left unattended at the main door on one or two proscribed days.”

Candidates could be given access to the Master Key to the multiunit buildings maintained by Management to allow access to candidates or their surrogates on one or two occasions during the election cycle. This could be accomplished in the same manner as is used for Amazon and other delivery agents. A key is provided to an individual upon surrender of an official ID. Upon return of the key, the ID is returned to the delivery person. Passed 7-0.

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## RESERVES

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program is clear — preservation of an attractive, safe, well-maintained historic community whose buildings and other structures maintain their integrity and contribute to Fairlington Villages’ competitiveness in the local real estate market. Reserve projects completed within the last decade total approximately \$28.3 million. Major projects completed to date, mostly within this 10-year period, include 972 balcony replacements, refurbishment of our main tennis courts and six pools, replacement of 242 of 350 slate roofs and all 91 flat roofs, re-lining sewers, renovation of more than half of our 61 parking lots, construction of 71 trash concealment enclosures, shutter replacement in all six wards, completion of three phases of our six-phase backyard fence replacement program, completion of two phases of our three-phase perimeter fence replacement program, refurbishment of Pool Houses 1 and 5, completion of nine years of our 14-year masonry repair program, and replacement of apartment building hallway windows in Wards I, II, III, and IV.

Over FY24 and the next 14 fiscal years, almost \$37 million in additional projected reserve expenditures (3% annual inflation rate) will fund, among other things, completion of most slate roof replacement (FY24-38) and the next cycle of flat roof replacements (FY25-36), completion of parking lot renovations (FY24-28), completion of backyard fence replacement (FY24-26), completion of perimeter fence replacement (FY24), completion of masonry and porch repairs (FY24-28), refurbishment of Pool Houses 2, 3, 4, and 6 (FY24-27), and replacement of the rest of our apartment building hallway windows and refurbishment of our 173 apartment building hallways (FY24-29).

## THE FUTURE

Our schedule of reserve projects is dynamic. Our Reserve Study Update in March 2024 will account for current conditions as the Association continues to fully fund its reserve accounts and maintain the integrity of its buildings and infrastructure.

— 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*  
 December 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					<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.
<b>10</b>	<b>11</b> Grounds Committee 7 p.m. Hybrid	<b>12</b> Turf Care Alternatives Committee 7 p.m. Hybrid	<b>13</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>14</b>	<b>15</b> Book Club Holiday Potluck 6:30 p.m. Community Center	<b>16</b>
<b>17</b>	<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> Christmas <b>OFFICE CLOSED</b> TRASH WILL NOT BE PICKED UP	<b>26</b>	<b>27</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>28</b>	<b>29</b>	<b>30</b> Avoid a tow! Last day to get parking decal at the Office
<b>31</b>	<b>1 January</b> <b>OFFICE CLOSED</b> TRASH WILL NOT BE PICKED UP	<b>2</b> Holiday Tree Recycling 12 p.m.	<b>3</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	<b>4</b> Holiday Tree Recycling 12 p.m.	<b>5</b>	<b>6</b>

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