



North Fairlington News

Historic Fairlington Villages

MARCH 2024 VOL. 46, No. 3

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

Elect Three Directors at 46th Annual Meeting on March 27

The election of three members to the Board of Directors will highlight the 46th Annual Meeting of the Fairlington Villages Association on Wed., March 27, at 7 p.m. at the Community Center at 3005 S. Abingdon St. Electronic voting at the Community Center will be open from 6:30 p.m. to 7 p.m.

QUALIFIED CANDIDATES

We have five qualified candidates running for three open seats:

- ✓ Donna Volpone, Ward II
- ✓ Douglas Faherty, Ward IV
- ✓ Lawrence Straub, Ward IV
- ✓ Rosabeth Cuppy, At-Large
- ✓ Joseph Torres, At-Large.

The Board sets condo policy, oversees Management, and maintains fiduciary responsibility for a

\$9 million annual budget. Board members receive no compensation for their services to Fairlington.

CANDIDATE STATEMENTS IN NEWSLETTER

Half-page Candidate Statements are published in this newsletter on pages 6 to 8.

ESTABLISH QUORUM

The Annual Meeting is held for Unit Owners; it is imperative to establish a quorum for the conduct of business. If a quorum is not established the election cannot be held. Vote online or mail your paper proxy in the envelope provided.

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March into this 12-page newsletter and review Candidate Statements and voting procedures.



IMPORTANT DATES

Candidates' Forum No. 2

Wednesday, March 13, 7 – 9 p.m.
Community Center

Paper Proxy Ballots Must Be Postmarked by March 16

Paper ballots submitted by mail must be postmarked **no later than March 16, 2024**, and mailed in the envelope provided

All Online Voting Ends at 7 p.m. on Wednesday, March 27

46th Annual Meeting

Wednesday, March 27
Voting 6:30 – 7 p.m.
Meeting 7 p.m.
Community Center
3005 S. Abingdon St.

A Winning Sunday



PHOTO BY OSCAR GIRON
A spectacular Game Day. See more on page 4.

Board Approves Egress Window Policy

A policy to govern installation of basement egress windows in eligible units was passed by the Board of Directors at its meeting on Feb. 7. The adopted policy was developed by the Special Commission on Potential Architectural Changes working group (SCOPAC) and amended by Board members last month.

Egress windows have been under consideration for more than a year. SCOPAC, working with

Fairlington Villages Management, attorneys, our insurance carrier, and a structural engineering firm, recommended that egress windows could be installed in our community while maintaining structural integrity. It also concluded that our historic designation would not be affected adversely. SCOPAC members held a community forum in June, published multiple FAQ, and made a draft

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Ad Hoc Turf Care Alternatives Committee Meets on March 12

Fairlington Villages is taking a breather from chemical fertilizer and herbicide lawn treatments to give residents a chance to research different approaches to lawn care. We are looking for beautiful, eco-friendly, sustainable alternatives.

In February, the Ad Hoc Turf Care Alternatives Committee compared the Fairlington Villages' current lawn care practices in our grounds maintenance contract with the Best Management Practices (BMP) suggested by the Virginia Cooperative Extension and alternatives recommended by the Maryland Extension Service.

Virginia Extension BMP represent conventional, often chemical-based, science developed for lawn care over the past 30-50 years. Fairlington Villages uses many of these protocols.

University of Maryland Extension BMP look at the impact of climate change on our grass; long periods of drought and, conversely, heavy downpours that increase

erosion; and unseasonable hot or cold spells. They address health, habitat, and environmental concerns for the use of chemicals in our landscape on humans, animals, and pollinators, as well as the adverse impacts of fuel-burning lawn care equipment.

Going forward, the committee will explore: What creates a nice appearance and sustainable, ecologically-safe health for our lawns? Can we look to the past (pre-chemical) and future for answers? Is there a new way to maintain lush grass in some areas, and allow a more natural standard in other areas? Can we replace grass with different landscaping choices in areas where it is hard to keep grass alive, for example: deep shade, compacted or eroded soils, and steep hills? We will also look for success stories from other communities that have taken on this challenge.

The Ad Hoc Turf Care Alternatives Committee meets regularly on the second Tuesday of the



PHOTO BY BRIANNA NORTON

Charley enjoys a pleasant afternoon in Fairlington with lush grass and trees in bloom.

month; we invite all residents to participate, in person or via Zoom. Our next meeting is March 12 at 7 p.m. in the Community Center. If you would like additional information, please email turfcare@fairlingtonvillages.com.

EGRESS

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PHOTO BY DONNA VOLPONE

Example of an egress window installed on the left next to a standard window, as seen from outside the dwelling.

policy available for residents comments.

The egress policy adopted by the Board will allow for the installation of egress windows where basement windows currently exist, as well as in locations where there is currently no basement window. Windows will also be allowed on any side of the building to increase the likelihood that residents who live in center units will qualify.

As with all variance requests, volunteer residents on the Architectural Control Committee will review each application before it is submitted to the Board.

The Association will strictly adhere to the new policy. Fairlington Villages owners can request that their unit be considered for an egress window but will not get automatic approval. Considerations such as the presence of irreversible or incontrovertible impediments may cause a request to be denied. An example might be an outside underground utility that cannot be moved.

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Lights, Cameras! March 21 Meeting

The Architectural Control Committee will be reviewing the policies regarding back porch light fixtures and exterior cameras; the March meeting will be open for community input. You are welcome to attend its regular third Thursday meeting on March 21, at 7 p.m. at the Community Center at 3005 S. Abingdon St.

If you have any questions, please email variance@fairlingtonvillages.com.



For more than two decades, speeding has been involved in approximately one-third of all motor vehicle fatalities. In 2021, speeding was a contributing factor in 29% of all traffic fatalities. In wintry conditions, the numbers were even worse, with speeding a factor in over half of the fatal crashes when there was snow or slush on the road.

No matter how advanced your driving skills are, speeding is dangerous. Speeding:

- Reduces your ability to steer safely around another vehicle, a hazardous object, a pedestrian, or an unexpected curve;
- Extends the time it takes your vehicle to stop; and
- Increases the risk of a crash because other vehicles and pedestrians may not be able to judge your distance correctly.

Please remember, stop speeding before it stops you.

Source: National Highway Traffic Safety Administration [nhtsa.gov](https://www.nhtsa.gov)

Three Ways to Be a Good Neighbor

Management regularly receives complaints from residents regarding neighbors who are not complying with the rules or other norms of community living. Quite often these violations cannot be traced to an offender.

Some of the most common complaints surround three themes.

1. **Compliance with trash rules.**
It is easy to follow our [rules for trash and recycling](#) in Fairlington Villages. Regular household trash is picked up six (6) days per week. Trash needs to be in secured trash bags and placed in nearby trash containers between 6 a.m. and 10 p.m. daily. Trash should not be placed in containers after 10 p.m. because it might disturb your neighbors with noise and odor. Trash violations are subject to a rules violation and monetary assessment. Recycling pickup is on Wednesday at the curb. Bulk Trash is picked up on Thursday.
2. **Failure to clean up after a pet.**
Scoop the poop! After you have "scooped" into the baggy, drop

it in one of the round black metal receptacles reserved for pet waste that are located throughout the property. Please do not leave your pet's deposit or the baggy on the curb. The disposal of feces at curbside or with household trash is prohibited. And please be mindful of when to leash your pet. Our [Resident's Handbook](#) states: "Pets must be carried or kept on leash in the common areas and the apartment hallways. The Association supports enforcement of Arlington County and the City of Alexandria leash laws."

3. **Storage of personal property outside of a unit.** Personal household items such as strollers, toys, bicycles, and lawn furniture must be stored within your unit or inside the limited common patio area of your unit. Please do not store any items on the lawn areas, on the front porches of units, or in the common hallways. These and many other topics are covered in the [Resident's Handbook](#).

More About Trash and Recycling Rules

The Association's 24/7 trash location, adjacent to the Management Office, continues to get overloaded on a regular basis. Yes, it is a trash location, but it should not be trashed. Please be considerate of your neighbors and the trash haulers. Please keep the following things in mind:

TRASH VIOLATIONS	TRASH AND RECYCLING RULES
Do not add to the overflowing bins; this area does not have the capacity to accommodate residents' day-to-day trash. The 24/7 location was created as a convenience when residents cannot use the nearest container location during the regular hours of 6 a.m. to 10 p.m.	Take your trash to the nearest container location during the regular hours of 6 a.m. to 10 p.m. daily. Please note: your nearest container location is not the 24/7 trash location.
Do not use the 24/7 location for recyclables. Sadly, any recyclables left at this location are considered contaminated, resulting in being removed as trash. Nothing is recycled when it is deemed contaminated.	Deposit recyclables in the bins placed at the curbs on Tuesday afternoon for pickup on Wednesday.
Do not leave bulk trash at the 24/7 location.	All bulk trash is specifically picked up ONLY on Thursday curbside.
Do not leave trash from renovations or remodeling at the 24/7 trash location.	Ask your contractor to remove the trash.

Activities Around the Village

Change Your Fate with the Book Club on March 28

Please join us on Thurs., March 28 at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *11/22/63* by Stephen King and answer the questions about that fateful day in Dallas: "If you had the chance to change the course of history, would you? Would the consequences be worth it?"

Our Thurs., April 25, book discussion will be on *The Heaven and Earth Grocery Store* by James McBride. Travel with us to Pottstown, Pa., a historically Black and immigrant Jewish neighborhood called "Chicken Hill" in the 1920s. This heartwarming book was one of former President Obama's favorite reads of 2023 and will provide "lifetime lessons about inclusivity, love, and acceptance."

Please visit our "Fairlington Area Book Readers Group" Facebook page for the latest book selections and details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email bookclub@fairlingtonvillages.com.



VINTAGE PHOTO BY GUY LAND

Look for the Easter Egg Hunt on March 30

Join us for our children's Easter Egg Hunt on Sat., March 30, from 10 a.m. to 11 a.m. at the Community Center. Please note, this event is intended for children under the age of 10. The Activities Committee will provide muffins, juice, and coffee.

Volunteers are needed to set up the event, decorate the Community Center, prepare and hide the eggs, direct families during the event, organize photo opportunities, and assist with event clean up. Be a good egg and lend a helping hand, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

March Along with the Canasta Club 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.

A Chiefly Affair on a Super Day

The Game Day Party was attended by over 100 residents. The festivities started at 6 p.m. and ended at 11 p.m. While some celebrated after seeing their team triumph and others will have to wait until next year, we can all agree Fairlington Villages is the true champion!

We want to thank our super volunteers who signed up to assist with the event and they are Kate Bannan, Mary Cusick, Digliane, BFS, Warene Sheridan, Tracey Shover, and Susan Tatum. Without their teamwork with the Management staff, this winning Party would not have been possible.



PHOTOS BY OSCAR GIRON
Community seems to be a favorite sport for many Fairlingtonians.





Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Addressing Potential Issues for the Annual Spring Inspection

Management's annual spring inspection is underway and we will be noting covenants violations such as:

- Items attached to the exterior of your unit, fence, or balcony railing.
- Items hung on the common

walls of a multiunit building, or stored items in any common areas.

- Unkempt backyards.

You can address these items now to avoid a violation notice. Please refer to the [Resident's Handbook](#) or contact the Management Office with any questions. Thank you for your cooperation.



Attend the Annual Meeting

The Annual Meeting is the most important annual activity for Unit Owners. We need your vote to achieve quorum. Voting takes very little time on your part. Be a participant in the business of the condominium and vote. The Management team is here to help!

Blowing Electric

Fairlington Villages is furthering its efforts to go electric with its landscaping practices. The Association's landscaping vendor has provided two fully electric blowers to use on the property.



PHOTO COURTESY MANAGEMENT

Association employee Oneyda Martinez operates an electric blower to clear debris off the court.

ELECTION

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ANNUAL MEETING MATERIALS WITH CANDIDATE STATEMENTS

Statements from the candidates who provided them by the deadline are included in the Annual Meeting materials and with online proxy ballots.

MARCH HOMEOWNER MAILING MATERIALS

All homeowners will receive their Annual Meeting materials and proxy ballots by first-class mail. If you do not receive the materials by Wed., March 6, please contact the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

VOTE BY PAPER PROXY BY MARCH 16

If you do not have access to the internet, you can fill out a paper ballot. Please read the directions for voting and signing your proxy. If your proxy ballot is not filled out correctly, it cannot be counted for quorum purposes, the election of Directors, or voting on any other matter that may arise.

Paper ballots submitted by mail must be post-marked no later than Sat., March 16, 2024, and mailed to the balloting company in the envelope provided. To avoid possible delay, you may cast your proxy ballot online at the Management Office.

VOTE ONLINE BY 7 P.M. ON MARCH 27!

Voting online is the preferred way to vote:

- You must cast your online vote before 7 p.m. on Wed., March 27, when all voting will close.
- Voting online is easy, and more importantly, the safest way to cast your ballot. Please take advantage of this convenient way to participate

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A Note on the Candidate Statements In This Newsletter

The Election Rules permit candidates to submit a half-page Candidate Statement for publication in the newsletter. You can find the Statements on pages 6 to 8.

The Candidate Statements presented are as written by the candidate verbatim and were stylized only for consistency and with the candidates' knowledge.

None of the Statements reflect support or endorsement of any candidate.

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>
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

Stay in the Know with TownSq

TownSq is free and available for Android and iOS. Have your account number handy. Sign up: <https://app.townsq.io/login>.

- Stay informed of changes to landscaping schedules or other news related to weather events.
- Receive reminders regarding committee meetings and other events.
- Get notices via TownSq on the latest updates in Fairlington Villages such as sidewalk closures for maintenance work.
- Pay your condo fees using TownSq.
- Make a request to the Office via TownSq.

If you have a tenant renting your home, please register them so they too may receive TownSq news.

Candidate Statement: Ward II

Donna Volpone



Last year I was honored to be elected as Ward II Board Director. I am proud of the work that we have done since I joined the Board. As a result, I am seeking re-election, this time to a full 3-year term.

When I ran before, I shared my vision of how we could build on the strengths of our

community while looking to the future. This year I want to share with you some of the issues that I have supported and how I have worked to make positive change happen. I am happy to report that we are truly getting things done!

Egress windows: After months of hard work, the draft policy has been completed. This is an important safety issue, especially for families. I was one of the authors of this document and look forward to seeing it get adopted.

Trash hours: One of my platform items was to change trash hours; now trash can be deposited from 6 a.m. to 10 p.m. daily.

Arborist survey: I advocated for a professional to be hired to do a survey of our trees so we can take better care of this important asset. This has been done. Follow-up will be important.

Protecting our environment: I made the motion that led to a halt to chemical applications on our turf and the formation of a sub-committee to study and recommend alternatives.

Noise mitigation: As a Board member, I brought up my concerns about the use of noisy, unhealthy, gas leaf blowers. We need to explore the feasibility of conversion to electric equipment.

Long Term Planning: I believe we need a 5-10 year plan for our entire landscape so we can move forward in a well thought-out, financially wise manner. Trees were a start...let's keep going.

I have been involved as a volunteer in our community since 2014, serving on the Grounds Committee, SCOPAC (Egress windows), the Election Panel and the Board of Directors, along with other positions. I ask for your vote so I can continue my work in improving the quality of life and livability for all of us. Thank you.

Please feel free to share your thought with me at: dvolpone@icloud.com.

Candidate Statements: Ward IV

Douglas Faherty



I am excited to announce my candidacy to represent my Ward IV neighbors to the Fairlington Villages Board. I am dedicated to ensuring that this community remains as exceptional a place to live when you finally pay off your mortgage as it was on the day you first moved in.

As an owner in Fairlington, I've come to realize that responsible community upkeep starts with responsible budgeting. Sustainable financing should remain a top priority for your community representatives. If elected, I plan to uphold Fairlington Villages' 50-year legacy of never imposing a special assessment of HOA fees. I will leverage my commitment to community service, leadership experience, and financial acumen to maintain our residents' great quality of life, without surprises, moving forward

Good community planning starts with smart and sustainable budgets. For example, the trending shift towards hybrid and electric vehicles will mean our community needs to accommodate these changes in our parking infrastructure. Fairlington should never become a "dead zone" for future owners, buyers, or renters because its representative Board forgot the importance of well-planned and financed capital improvements. The resurfacing schedules for our parking lots should include the ability to adapt our infrastructure to meet future needs. I don't currently own a hybrid vehicle, but I recognize the growing need for our residents and am committed to a strategic plan to adapt and upgrade our parking lots to support the growing prevalence of eco-friendly vehicles.

Please consider voting for me as your Ward IV representative and maintaining our prosperity for posterity!

Neighbors from Ward IV are invited to find out more about Doug, or communicate their own concerns, at DouglasFaherty.com.

Lawrence Straub



Longtime Resident: I purchased my first home in Fairlington Villages in 1978 and my current home in 1987. My wife and I renovated our Ashlawn model in 2007 and qualified for Virginia's Historic Rehabilitation Tax Credit. I strongly support efforts to renovate and improve units.

Experienced Professional: As a professional Realtor for over 35 years, I have sold hundreds of homes throughout northern Virginia. I currently handle the property management of 20 homes in Fairlington. I believe my professional experience and extensive knowledge of Fairlington are useful to the Board.

Fairlington Enthusiast: I believe Fairlington is one of the greatest neighborhoods in the Washington area. Our location is ideal, our grounds are attractive, our amenities are very desirable, and our community atmosphere is warm and friendly. Our condo Board and professional management staff do an exceptional job.

Forward Thinking: In my previous terms, I advocated maintaining the structure and integrity of our buildings, our amenities, and our grounds. I always pushed to explore better and more fiscally responsible ways to maintain and enhance our community.

Open dialog. I feel that homeowners should feel welcome at meetings. The Board Meeting and the Annual Meeting should be where we can openly discuss community concerns. I would encourage these and other informal opportunities for community members to let the Board know what is most important to them.

Modernization. I would encourage the Board to support responsible applications for improvements. I think we need to be more open to modernizations of our homes. I strongly support:

French doors are in the dining rooms of several townhouses in South Fairlington, and they are spectacular. They are permissible under the "Historic Designation" status of our community.

Egress Windows have been installed in South Fairlington. 1,333 of our 1,703 units could be enhanced by the installation of egress windows.

Fencing in Backyards. Owners should be allowed to fence-in backyards where the location feasible.

Skylights and Solar Panels are two other areas worth exploring.

I welcome the opportunity to serve again. Feel free to call 703-379-1739 or email larrystraub93@gmail.com.

Candidate Statements: At Large Director

Rosabeth Cuppy



Leadership Focused on Your Needs and Priorities

Fairlington has been my home since 1981, and I am grateful to have been able to raise my son in such a neighborly community. The faces of many of our neighbors may have changed over the past four decades, but the fabric

of our community remains very much the same. Fairlington has always attracted bright, hard-working people who take pride in our community.

I would like to give more of my time to this beautiful community we all call home, and I want to do more. With your support, I'd like to be your voice on the Board of Directors to address the issues that matter most to you.

Committed to Taking Action

From informal visits with neighbors like you, I'm hearing a consistent theme on three priority issues that must be addressed.

- Landscaping
- Traffic management and safety
- Pools

Active in Fairlington Community Leadership and Volunteer Service

- Interior Renovation Committee Co-chair (FY23 - until completion)
- Grounds Committee
- NAWG (Noise abatement committee for King Street corridor)
- Pool Committee
- Activities Committee
- Balcony Committee
- SCOPAC Committee (Egress windows)

I'm committed to making myself available, and accountable to understand your concerns. Come take a walk with me and my dogs, or drop me a line. Thank you for your continued support, and trust as I seek to expand my service to the community. Please feel free to email me: rosabethlistens@protonmail.com or visit my website: rosabethcuppy.com.

Joseph Torres



- 44 years old, Father of 12 yr old @ Gunston and 9 yr old @ Claremont
- Clarendon townhouse owner on Columbus St.
- Fairlington resident since 2013.
- Serving as Board President since April 2023.

It's been an honor being on the Board and serving as President the last year. A few community accomplishments that I've been part of:

1. Egress Window policy process has allowed residents to participate in shaping a future policy. I support this enhancement for safety. It allows families to stay in Fairlington longer.
2. Resident's comments time during Board meeting now allows Board members to respond to your comments.
3. Added a resident Townhall attended by over 60 residents last November.
4. Financial stability has been maintained. We had an unexpected 24% increase for Association Master Insurance but we found a way to increase FY24 dues only 4.5%. Established policy to repair leaking toilets so we can save money on Association water bill.
5. Commissioned resident led efforts on reviewing balcony policy and ground care alternatives/changes
6. Added a 2nd electric vehicle charger on 28th St (first fast charger)
7. Successful hiring process for adding new Administrative Manager to our staff
8. Community survey on amenities and potential policy changes.

Goals for another 3 years:

1. Further increase resident involvement in community events, volunteer committees, and communication
2. Continue with resident townhalls and regular surveys
3. Find financial savings with possible coordination with surrounding condo associations.

Contact me if you have things you like and want to keep in Fairlington... OR issues you think should be improved!! E-mail: fairlington123@yahoo.com.

A Sample Proxy and Ballot Will Be in Your Mailing

Page One

AT-LARGE DIRECTOR - WARDS I, II, III, IV, V & VI

Fairlington Villages,
A Condominium Association
FAIRLINGTON VILLAGES UNIT OWNERS ASSOCIATION

SAMPLE PROXY & BALLOT SAMPLE PROXY & BALLOT
2024 ANNUAL MEETING AND ELECTION

(1) Identification (Please Print Information Below)

Name(s): Fred and Fran Subington

Unit Address: 2255 Edgewater Court

(2) The undersigned hereby elects the Secretary of the FVUCA acting as my proxy at the March 27, 2024 Annual Meeting or any continuation of this meeting, to do one of the following: Check A or B. (H R, also Vote 1 and 2)

A. Sign my/our unit as present at the meeting, but do not cast votes for any candidate or on any matter subject to a vote at the meeting. (This action the unit will be counted for quorum only.)

B. Sign my/our unit as present at the meeting and cast my/our votes in the following manner:

1. At Large Director (Vote for one for a three-year term):
 Kenneth Cappy
 Joseph Torres
 Fred Subington (Write In)

2. Regarding votes other than voting for candidates, cast my/our votes in the following manner (check one):
 Do not vote.
 Cast my/our vote in accordance with the position of the majority of the Board of Directors.

Be Sure to Identify Yourself and Your Unit.

If You Select B, be sure to answer each of the sub-questions!

You'll have a third question for the Ward Candidate if you live in Ward II or IV!

CONTINUED ON BACK SIDE
MUST SIGN PROXY ON BACK SIDE

Page Two

(Please note that Section 922(b) of the Association's Election Rules states that "...any proxy showing a change in the candidate for whom the proxy is voted must also contain the initials of the Unit Owner(s) or all changes made, or the proxy shall not be considered valid.")

UNIT OWNER(S) - PLEASE SIGN & DATE:

NAME (PRINT): Fred Subington

SIGNATURE: [Signature]

DATE: February 26, 2024

I CERTIFY THAT THIS PROXY IS CAST ON BEHALF OF A MAJORITY OF THE UNIT OWNERS IN THIS UNIT

Section 55.1-1933(4) of the Virginia Condominium Act requires that a proxy contain the signature(s) of the Unit Owner(s), and the date the proxy was signed. Failure to fulfill these requirements will cause a proxy to be null and void.

This proxy ballot must be returned to the Management Office before the close of business (5:00 p.m.) on Wednesday, March 27, 2024. A proxy ballot may be reproduced only by a subsequently dated, fully valid paper proxy.

Be sure an Owner Signs and Dates Proxy!

And Checks the Box Below!

Your vote counts! Please read the voting instructions carefully and be sure to sign and date your ballot.

Meet the Candidates on March 13

The second Candidates' Forum will occur the evening of Wed., March 13 from 7 p.m. to 9 p.m. at the Community Center. The Forum will be a "meet and greet" with candidates available at tables for one-on-one or small group discussions. Your attendance is encouraged and will not involve a large time commitment. You may drop by at your convenience during the evening to chat with one or more candidates and ask them specific questions on topics of importance to you!

ELECTION

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in the Association's most important meeting of the year. The mailing contains instructions for voting electronically, including your unique user ID and password for each unit you own.

- The proxies of homeowners who are delinquent in paying condominium assessments are not valid.
- Management is available to assist in navigating the website and to help you cast your online vote.

VOTE AT THE ANNUAL MEETING ON MARCH 27

There will be a final opportunity to vote at the Annual Meeting on Wed., March 27 via electronic voting from 6:30 p.m. to 7 p.m. at the Community Center.

ANY QUESTIONS?

Contact the Management Office to ask for help: call 703-379-1440 between 8:30 a.m. to 5:30 p.m. Monday through Friday and 9 a.m. to 2 p.m. on Saturday, or send an email to office@fairlingtonvillages.com.

The News is published by
Fairlington Villages,
A Condominium Association

BOARD OF DIRECTORS

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Fairlington123@yahoo.com
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ward1fairlington@gmail.com
Secretary, Ward VI Director
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Ad Hoc Interior Renovation Committee:
Kelly Blythin and Rosabeth Cuppy
irc@fairlingtonvillages.com
Ad Hoc Turf Care Alternatives
Committee
turfcare@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, March 6, 2024

The Board of Directors will meet on Wed., March 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 or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Feb. 7, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – April 3, 2024
- 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.

Avoid Parcel Larceny with These Tips

Protect yourself against “porch pirates” by taking these precautions to help avoid theft of delivered packages. Practice these tips:

- Track delivery progress
- Schedule packages for arrival when you will be home
- Do not let deliveries sit outside longer than necessary
- If you will be away from home for the day, have a friend accept deliveries
- Require a signature upon delivery
- Use alternative delivery sites such as lockers or in-store pickup
- Reschedule delivery or ask for a package hold if it will

arrive while you will be on vacation.

If you had a package stolen, you should contact the police — even if the stolen package was a small item — in order to create a record and identify a potential pattern.

If you are a victim of package theft in Arlington County, you can file a crime report online at <https://www.arlingtonva.us/Government/Departments/Police-Department/Online-Police-Reporting-System>.

To report package theft in the City of Alexandria, you can complete a police report online at <https://www.alexandriava.gov/police-department/online-police-reporting-system>.



Go Paperless

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

Board Meeting Highlights

The Board held a regular meeting on Feb. 7, 2024. The following are highlights.

New Business

A. Certification of Candidates for Election to the Board of Directors - 46th Annual Meeting: Ms. Dies moved the Board hereby certify the following individual(s) as candidates qualified for election to the position indicated at the 46th Annual Meeting on March 27, 2024: Ward II - Donna Volpone; Ward IV - Douglas Faherty and Lawrence Straub; At Large Director - Rosabeth Cuppy and Joseph Torres. Passed 8-0.

B. IT Managed Service Provider Agreement Renewal: Mr. Brown moved the Board hereby accept the proposal for renewal of its Managed Service Provider Agreement with MadWolf Technologies pursuant to its proposal dated

Jan. 5, 2024, for a 12-month term running March 1, 2024, to Feb. 28, 2025, at a monthly cost of \$955. Passed 7-1.

C. Tree Removals: Mr. Torres moved the Board approve the following proposal from BrightView Tree Care at a total cost of \$6,375. Passed 8-0.

D. Retaining Wall – 2828 S. Abingdon St.: Mr. Reem moved the Board approve the proposal from American Restoration at a total cost of \$12,900. Passed 7-1.

E. Egress Window Policy: Mr. Reem moved the Board adopt DRAFT 5g of a policy for the installation of egress windows prepared by SCOPAC and amended by the Board at its Jan. 3 and Feb. 7, 2024, meetings. Passed on a Roll

Call Vote of 6-2 with President Torres, Treasurer Reem, and Directors Brown, Straub, Volpone, and Weaver in favor; and, Secretary Alvord and Director Dies opposed.

Prior to the vote on the main motion, Ms. Alvord moved the Board delay voting on the Egress Window Policy until the March meeting and that Management perform a more thorough solicitation of comments using the media and other means necessary to allow for a wide dissemination of the proposed policy. Failed on a Roll Call Vote of 3-5 with Secretary Alvord, Treasurer Reem, and Director Dies in favor; and, President Torres and Directors Brown, Straub, Volpone, and Weaver opposed.

EGRESS

continued from page 2

Unit owners must comply with all requests and requirements on the Variance Request Form, including:

- Submission of building plans and permits,
- Notification of the start and completion of work, and
- Approval of completed work by building inspectors.

You can download the [Variance Request Form online](#).

A separate Egress Window Installation and Maintenance Covenant Agreement will also need to be signed by the owner.

Owners who would like more details are encouraged to read the policy which can be found online at www.fairlingtonvillages.com. You can also find it on [TownSq](#): simply select "Documents" under the "Tools" tab on the far left of your screen.

If you have questions, please contact the Management



PHOTO COURTESY REDI-EXIT

Example of a double hung sash casement egress window as seen from the interior of the dwelling.

Office at 703-379-1440 or email office@fairlingtonvillages.com.



Spring Ahead to April 12

Be sure to mark your calendar for the Wine & Cheese Party on Fri., April 12. Sommeliers and cheese mongers are not required, but a few volunteers will be needed for this event. If you can help, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

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

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12 *North Fairlington News*
 March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 March	2
3	4	5 Ad Hoc Interior Renovation Committee, 7 p.m. Community Center	6 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	7	8	9
10 Daylight Saving Time begins	11 Grounds Committee 7 p.m. Hybrid	12 Ad Hoc Turf Care Alternatives Committee 7 p.m. Hybrid	13 Candidates' Forum No. 2, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	14 Ad Hoc Balcony Committee, 7 p.m. Community Center	15	16 Paper Proxy Ballots Must Be Postmarked by March 16
17	18	19 Ad Hoc Interior Renovation Committee, 7 p.m. Community Center	20 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	21 Architectural Control Committee 7 p.m. Community Center	22	23
24	25	26	27 Annual Meeting Vote 6:30 p.m. Meeting 7 p.m. Community Center Canasta Club	28 Book Club 11/22/63 6:30 p.m. Community Center	29	30 Egg Hunt Community Center 10 – 11 a.m.
31	1 April	2	3 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	4	5	6

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