



Fairlington Villages  
A Condominium Association

# 2024 Annual Meeting

March 27th 2024



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# President's Report

March 27th 2024



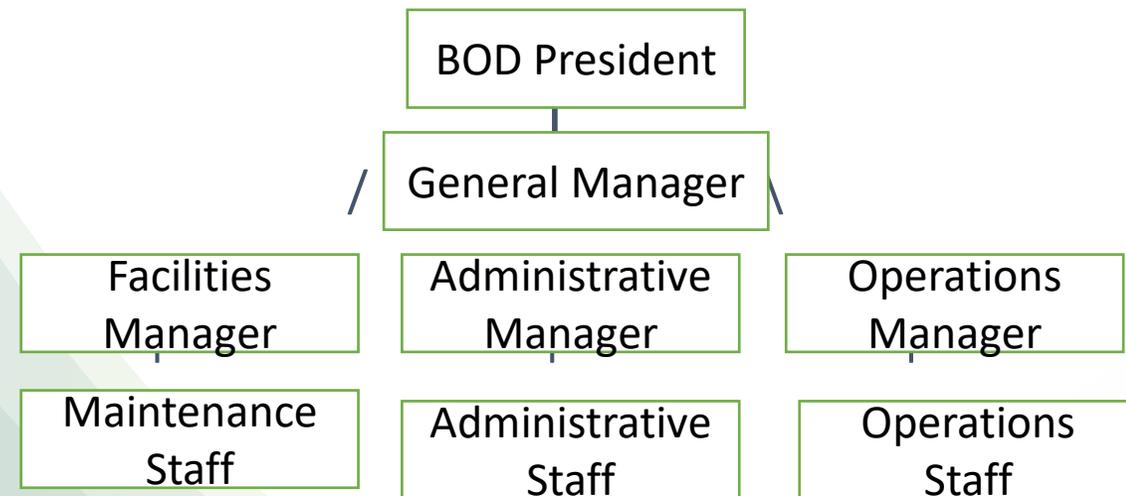
## Fairlington Villages A Condominium Association

### The FV Board of Directors

- A body of 9 homeowners responsible for making major policy and funding decisions on behalf of all residents.
- Consists of a President, VP, Secretary, & Treasurer + 5 Members.
- Leadership roles are decided each year within the 9 members at the April board meeting. (April 2024 – March 2025)
- Board terms are for 3 years. They are staggered so each year we elect three members.

### Management

- Gregory Roby is the General Manager (Leader of the management staff)
- The Board President (Joe Torres) (Liaison to management activities and staff)





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My approach to working with management:

- Trust the staff. They are full-time employees and professionals in property management. That does not mean I will always agree, but the default is to trust their judgement.
- Empower them to make decisions. Routine decisions will be made by them daily. That's what we expect from a professional staff.
- "Spot Check" the operations and progress on major efforts. Whether I am checking on something resident(s) have brought to my attention, or board members, or previous guidance I gave them, I check with staff weekly in person. I am available to them daily via e-mail.
- Build relationships and rapport with all staff members. They know what items should be elevated to myself or the full board of directors because of the relationship that has been established.



## Board of Directors Monthly Meeting

- Meet monthly. All residents may attend (Renters and Owners).
- Always start with “Resident’s Comments”. This is when you can speak directly to the board and members can give their individual response. Member responses will be brief.
- Once the Chairperson (President) gavels the start of the meeting, only the members and management participate in the meeting. The Chair may invite a person to participate in a particular topic if it makes sense. E.g., an owner may be invited to speak for a variance they submitted.
- Minutes are taken so there is a record of decisions. Minutes are not intended to include the debate points or rationale made on decisions.



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Committees

- Forums for residents to provide analysis, recommendations, and input into Association business.
- Each Committee has a board member liaison.
- Liaisons should participate minimally in the committee discussions so that residents' voices are heard.

Standing Committees

- Permanent Advisory Committees

List	Comments (if any)
Architectural Control	Review requests from homeowners who wish to remodel their condos. Welcomes more volunteers to join the committee.
Grounds	Reviews and approves resident requests for plantings in the common areas. Recommends approval of grounds budget expenditures to the board. Provides recommendations and feedback to management on grounds-related issues
Pools	The first meeting is May 8th and welcomes resident participation.
Communication & Technology	Contributes to monthly newsletter content and provides input on the website and other communications channels.
Tennis	Tennis Social is every Wednesday night, 7-9 pm. Tennis Social will begin

Ad Hoc Committees

- Temporary Committees that serve a specific purpose as directed by a charter published by the President;  
 - Terminate upon completion of its purpose.

List	Status
SCOPAC (Special Com. on Potential Arch. Changes)	Suspended by President after mission complete on Egress Window analysis.
Interior Renovation	Options will be presented at April meeting then published to community.
Balcony Changes	Recommendations due to Board by early Summer
Turf Alternatives	Recommendations due to Board by mid Summer



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How do residents influence change

- Get to know all Board Members
- Send feedback to the management team. The Board relies on their initial analysis for all decisions.
- Get involved in volunteer opportunities. Offer to lead a group to work on a solution.
- Be a good neighbor. Those who break the rules or take action first, then ask for permission lose credibility when trying to influence others

But understand....

- Your solution may impact your neighbors
- Your solution may set a precedent the Board does not want to set
- Your solution may cost money and the Board has a responsibility to manage the budget responsibly
- Your solution may be the responsibility of the County/City not the Condo Association



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## In Closing



Use the Management Staff! [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)



Download Townsquare (TownSq) on your phone! We will use it more!



Get to know your Board Members. OR Join a Committee!