

North Fairlington News

Historic Fairlington Villages

APRIL 2024 VOL. 46, No. 4

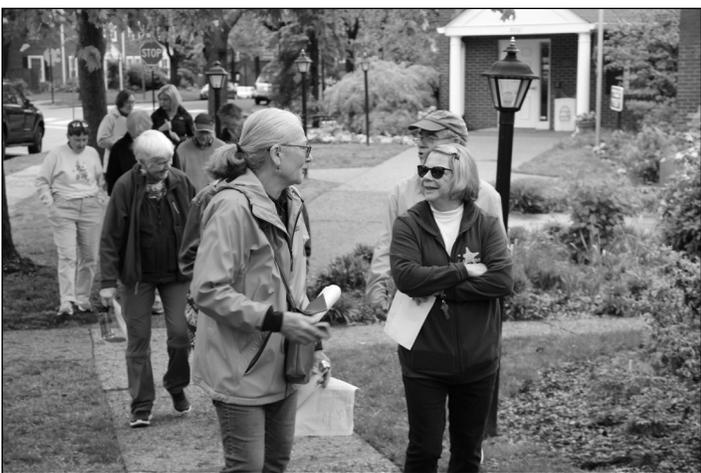
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Spring Activity Around the Grounds of Fairlington

Three April Dates for Yard Waste Collection

Every April and November our waste hauler, Capitol Services, picks up paper yard waste bags curbside and delivers them to Arlington County to be made into compost. The spring collection dates are three Thursdays: April 11, 18, and 25.

Paper yard waste bags are available in the Management Office at no charge. Any yard waste in plastic bags cannot be recycled and will be hauled away with the regular trash and disposed in a landfill. You can pick up the free bags during regular office hours.



VINTAGE 2023 PHOTO BY GUY LAND

Last year, the Spring Walk-Through 2023 included Fairlingtonians and invited guests traversing the grounds.

Walk with Us on April 27

Please join us for the Spring Walk-Through on Sat., April 27, at 9 a.m. starting at the Management Office. We will review the status of several projects related to the common grounds at Fairlington Villages. The Walk-Through will occur come rain or shine, so please wear appropriate outdoor apparel and comfortable walking shoes.

Turn on Your Outdoor Water Spigots

As spring grounds improvements and maintenance begins, it becomes necessary to hand-water plants in several locations. Please turn on your outside faucet so that we will have access to water as needed.

Your assistance with the watering of plants is also appreciated. We are mostly concerned with locations where there are new plantings.

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AlexWest Draft Recommendations Unveiled

On March 4, the City of Alexandria Department of Planning and Zoning held a public meeting to unveil a draft recommendation for the AlexWest Small Area Plan (SAP), which has been in development since launching in November 2022.

Through the AlexWest SAP the City hopes to address the issue of housing vulnerability and affordability by leveraging housing resources, policies, and funding opportunities to meet this

challenge; and develop an approach to guide and shape future development and make expectations clear for the community, the City, and developers.

Completion and adoption by the Alexandria City Council of the AlexWest SAP, anticipated for fall 2024, will conclude a comprehensive update of outdated land use plans, including the 1992 Alexandria West SAP and the 2012

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PHOTO BY JIM OSTROFF

YARD WASTE RECYCLING
Yard Waste bags pickup curbside
Thursdays: April 11, 18, 25

WALK-THROUGH
Rain or Shine on April 27
9 a.m. start at Management Office

Timely Tips for Tick Prevention

Virginia is home to several varieties of ticks. Those that cause Lyme Disease and Ehrlichiosis are most common. In warmer weather ticks become more active, increasing the risk of disease. Symptoms generally appear one to three weeks after an infectious bite, so prevention is important.

In Fairlington Villages, areas where leaf litter might pose a problem are at the perimeter edges of the property, where the woods are relatively unmanaged.

Preventing Tick Bites

- Recognize when you are in potential tick habitats such as low vegetation and leaf litter in shady forest-like environments.
- Walk in the center of forest trails.
- Wear light colored clothes so

ticks are more visible.

- Tuck pant legs into socks or boots, and shirts into pants.
- Apply repellents to exposed skin — those containing up to 50% DEET for adults or less than 30% for children. Other repellents such as Picardin, oil of lemon eucalyptus, IR3535, bioUD or 2-undecanone may also be effective.
- Apply repellent containing 0.5% permethrin to shoes, socks and clothing. Follow directions carefully. Do not apply this repellent directly to skin. Clothing repellents are very effective.
- Check thoroughly for ticks after you have been in tick habitat. Remove any ticks promptly. Minimum feeding

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Progressing Designs

The Interior Renovation Committee (IRC) has completed reviewing designs for the renovation of the Association's multi-unit buildings' interior hallways. The IRC plans to present its recommendations from Lee Design to the Board of Directors at its April meeting.

Information on future community engagement in this process will be announced as soon as a timeline has been established. In the interim, if you have any questions, please email irc@fairlingtonvillages.com.

Go Paperless

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

The Differences of a Homeowners' Association and a Condominium

The major difference between homeowners' associations (HOAs) and condominium associations revolves around the type of real property development, or regime, created at the time of development to administer the association's affairs.

An HOA administers a development of single-family homes that

sit upon lots. These types of developments with stand-alone homes are typically found in suburban neighborhoods.

A condominium association administers a common structure(s) comprised of multiple elements. Typically, a condominium regime is created to administer mid- to high-rise multi-story structures, or

to garden and townhome developments. Fairlington Villages was unique at the time of its conversion — it was one of the first condo associations formed under Virginia's Condominium Act and it is atypical in that it did not consist of multi-story buildings with identical units in tiers on each floor, as was contemplated by the Act.

IN A CONDOMINIUM:

- Joint ownership of common elements and limited common elements.
- Sole ownership of Units.
- General common elements for use by all.
- Limited common elements for use by Unit.
- Common expenses determined by Board of Directors.
- Costs assigned by percentage ownership.
- Run by an elected Board of Directors.
- Fees much higher than HOA.
- Dues annually, but allowed to pay monthly.
- Dues cover maintenance, insurance, utilities, repairs, maintenance, and operations.

IN A HOMEOWNERS' ASSOCIATION (HOA):

- Sole ownership of all property.
- Owners own units and HOA owns common area and facilities.
- Owners granted easement to common area.
- Limited common elements reserved for Units.
- HOA binds owners together for maintenance, common facilities, and covenants enforcement.
- Run by Board of Directors, not always elected.
- HOA is solely responsible for common areas.
- Dues much lower than a Condominium.
- Dues annually, but typically paid quarterly
- Dues cover costs only to maintain grounds and facilities (if any).

Plotting the Spring Yard & Plant Sale May 4 **GROUNDS**

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VINTAGE 2023 PHOTO BY GUY LAND

The Spring Yard & Plant Sale relies on volunteers like these happy helpers last year.

Spring is upon us, and we are excited for the annual Spring Yard & Plant Sale on Sat., May 4, from 8 a.m. to 12 p.m. in the Community Center parking lot. Join fellow Fairlingtonians to see what great items you can find! Complimentary coffee, water, and juice boxes will be available. Parking will be restricted in the Community Center parking lot the night leading up to the event, so be on the lookout for temporary “No parking” signs.

Community members will be able to reserve \$10 spaces for the Yard Sale. Information and details on how to register for a space can be obtained by emailing office@fairlingtonvillages.com or calling the Management Office at 703-379-1440. Reservations for a sale spot are first come, first served; the last date you can reserve a spot is Wed., April 24. Participants should set up from 7 a.m. to 8 a.m. on May 4; everything must be cleaned out by 1 p.m.

The Yard Sale activity is recruiting volunteers; if you are interested, please email activities@fairlingtonvillages.com.

Plants will be sold from 8 a.m. to 12 p.m. on May 4 by the Grounds Committee. There will be several

varieties of annual flowers and native perennials for sale. Native plants are great for the environment, attracting beneficial bees and butterflies. Helpful information about native and annual plants, as well as growing tips, will be provided.

Knowledgeable gardeners from the Grounds Committee will be there to assist you in choosing plants. Volunteers are needed to help. No knowledge of gardening or plants is needed to volunteer for the Plant Sale. If you can lend a hand (even one without a green thumb), please email grounds@fairlingtonvillages.com.

Care should be taken to limit watering to no more than is necessary for the health of the plants. We do not advocate watering the grass turf. Grasses in this geographic area adapt to drought and go dormant to protect themselves. Watering in drought conditions fools the grasses into thinking more water is available and can damage root systems.

Red Yard Reflectors Mark Plants You Want to Maintain

Red yard reflectors are available at the Management Office. Residents can place the reflectors in the foundation beds to alert the landscape maintenance crews that residents are tending to their own landscaping and the crew need not touch the plants or beds. Mulching is done consistently in all areas, even the beds with red reflectors.

You can pick up the free yard reflectors during regular office hours. If you have any questions, please call the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

Plan Your Plant Purchases

Mark your calendar for our annual Yard & Plant Sale on Sat., May 4. See the list of plants available for sale below.

NATIVE PERENNIALS AVAILABLE FOR SALE ON MAY 4		
Scientific Name	Common Name (application)	Flower Color
<i>Aesclepius incanada</i>	Swamp milkweed	pink
<i>Aesclepius tuberosa</i>	Butterfly weed	orange
<i>Chrysogonm virginianum 'Pierre'</i>	Green and Gold (ground cover)	yellow
<i>Echinacea purpura</i>	Purple coneflower	purple
<i>Fragaria virginiana</i>	Native/wild strawberry (ground cover)	white
<i>Liatris spicata</i>	Liatris or blazing star	purple
<i>Oenothera fruticosa</i>	Sundrops or evening primrose	yellow
<i>Phlox divaricata</i>	Woodland phlox	pink to blue
<i>Phlox subulata cultivars</i>	Creeping phlox (ground cover)	light blue or pink
<i>Rudbeckia fulgida</i>	Orange coneflower or black-eyed Susan	orange-yellow

Activities Around the Village



Is it Your Year to Guess the Wine at the Wine & Cheese Party on April 12?

Whether you enjoy a glass or two of white, red, or rosé – or even just good company — bring a bottle and join us on Fri., April 12, from 7 p.m. to 9 p.m. at the Community Center! Visit with your neighbors and meet new ones at our annual Wine & Cheese Party. We hope you will join in playing “Guess the Wine” — a game we began a few years ago that is fast becoming a North Fairlington tradition. There are no losers in this game, simply some fun guessing which you can share, collaborate on, or keep your guesses to yourself. You do not need to know anything about wine to participate!

Cheese and a few other goodies will be provided; please bring your favorite wine to share. Please recognize that this is a party intended for adults; if a child arrives they will not be admitted or permitted to stay without their parent.

Volunteers are needed to set up the event, decorate the Community Center, pour mystery vino, and assist with event clean up. If you want to lend a helping hand, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

Join a Heavenly Discussion with the Book Club on April 25

Please join us on Thurs., April 25, at 6:30 p.m. at the Community Center to discuss *The Heaven and Earth Grocery Store* by James McBride. *The New York Times Book Review* describes the novel as “A murder mystery locked inside a Great American Novel . . . Charming,

smart, heart-blistering, and heart-healing.” The backdrop is Pottstown, Pa., a historically Black and immigrant Jewish neighborhood called “Chicken Hill” in the 1920s.

Our Thurs., May 23, book discussion will be on *Hello Beautiful* by Ann Napolitano. For fans of *Little Women*, this modern-day homage “is a gorgeous, profoundly moving portrait of what’s possible when we choose to love someone not in spite of who they are, but because of it.”

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.

Spring into Play 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.

Hit the Courts with These Details

Please remember to take your valid Fairlington Villages ID when you use the courts. Please observe the following guidelines at the courts:

- No other activities other than Tennis and Pickle Ball are permitted. Everything else is prohibited.
- Please keep the courts clean.
- Please be respectful and courteous toward each other and practice tennis etiquette.

Fairlington Villages residents have priority and can book a court through Skedda to guarantee court

time. Contact the Management Office for more information, email office@fairlingtonvillages.com or call 703-379-1440.

Safety is our top priority. If there is a medical emergency, please call 911.

Thank you for your cooperation and good luck.

See the insert on Tennis & Pickleball Rules 2024

Get Your Tickets for the Home & Garden Tour on May 11

The Fairlington Historical Society’s biennial Home & Garden Tour will be on Sat., May 11, from 11 a.m. to 3 p.m. The tour features 13 homes in North and South Fairlington that showcase some incredible renovations, great decorating ideas, and a variety of unit models. We also have lovely early gardens. Tour tickets are \$15 each and benefit the Fairlington Historical Society; only cash and checks accepted.

You can buy tickets in person:

- Sat., May 4, at the Spring Yard Sale, Community Center, 3005 S. Abingdon St. from 8 a.m. to 11 a.m.
- Sun., May 5, at the Fairlington Farmers Market, 3308 S. Stafford St., from 9 a.m. to 1 p.m.
- Sat., May 11, Tour Day! at the Fairlington Villages Community Center, from 10:30 a.m. to 2 p.m.

If you have questions or wish to request a ticket order form to pay with a check by May 1, email homeandgarden@fairlingtonhistoricalsociety.org.

Come see what your neighbors have done to their homes!



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Water, Water, Everywhere

Wet basement walls at Fairlington are not uncommon. Please remember to check basement walls after heavy or prolonged rains. If you see signs of water penetration, contact the Management Office to investigate the problem. Unless the problem is severe, corrective action will have to occur after the rain

has ended. You can send us a notice to this effect via **TownSq**, send an email to office@fairlingtonvillages.com, or call us at 703-379-1440.

Connect with TownSq

Although the pandemic has waned considerably, the COVID-19 virus is still in circulation (and has hit the Board of Directors and the Management Office twice in the past three months). For your convenience, Management continues to take appointments at the Office. We can address your work order requests and most other resident services electronically: use **TownSq** to send us a work order or other notice, pay fees, and get updates; email us at office@fairlingtonvillages.com; or telephone us at 703-379-1440.

Update Your Intercom

If you want to update the intercom device in your apartment-style unit with a more modern and reliable replacement, models are available through the Management Office for \$75. If you are interested, please contact the Management Office and the maintenance staff will be happy to work with you to install one.

Get a Temporary Parking Permit for Arlington County or the City of Alexandria When Moving

Residents are strongly encouraged to notify Arlington County and the City of Alexandria when moving out of or into Fairlington Villages. Both jurisdictions will provide moving residents with temporary no-parking signs that will allow street space for their movers. Unit owners are encouraged to supervise their movers carefully to prevent damage to Association property.

Visit the web page on moving in or out of Arlington County: <https://www.arlingtonva.us/Government/Programs/Taxes/Moving>.

For City of Alexandria parking permits, visit: <https://www.alexandriava.gov/permits/how-to-obtain-temporary-reserved-parking> or new resident information, see: <https://www.alexandriava.gov/Live#NewResidentInformation>.

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

townsq The Gateway Tool

- Stay informed of news related to weather events.
- Be updated on landscaping schedule changes.
- Get notices in real time of parking lot closings or other maintenance work in Fairlington Villages.
- Receive reminders regarding committee meetings.
- Pay your condo fees.
- Make a request to the Management Office.
- Visit the "Documents Library" for research.
- Sign up: <https://app.townsq.io/login>.
- If you have a tenant renting your home, please register your occupants so they too may receive **TownSq** updates and announcements.

The News is published by
Fairlington Villages,
A Condominium Association

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Ad Hoc Turf Care Alternatives
Committee
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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, April 3, 2024

The Board of Directors will meet on Wed., April 3, 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 – March 6, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – May 1, 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.



First of the Season Pools Committee Meeting on May 8

The Pools Committee is welcoming new members. The first meeting is Wed., May 8, at 7 p.m. at the Community Center. Please email pools@fairlingtonvillages.com for details.

We look forward to the start of pool season at Fairlington Villages. Check back next month for our article on the pools and related rules.

ALEXWEST

continued from page 1

Beauregard SAP. The new AlexWest SAP is intended to allow the City to proactively plan for change, address current community needs and challenges, and incorporate current City policies and best practices.

The next AlexWest community meeting will be held on Tues., April 23, at 7 p.m. at Ferdinand T. Day Elementary School at 1701 N.

Beauregard St. and via Zoom.

You can access more information on the draft recommendations via a comprehensive **online StoryMap**; additional information on previous public meetings and videos of presentations can be found at: www.alexandriava.gov/AlexandriaWest.

— Melanie Alvord, Ward VI Director

Board Meeting Highlights

The Board of Directors held a regular meeting on March 6, 2024. The following are highlights.

New Business

A. Ward IV Painting FY24: Mr. Reem moved the Board authorize Management to contract with Middledorf Property Services, Inc., for exterior painting in Ward IV at a cost of \$73,560. Passed 9-0.

B. Spring Focal Bed Plantings: Ms. Volpone moved the Board approve the proposal from Lancaster Landscapes, Inc., for focal bed plantings at a total cost of \$6,331. Passed 9-0.

C. Spring Mulch Program: Ms. Alvord moved the Board approve the proposal from Lancaster Landscapes, Inc., for mulch products at a total cost of \$33,897. Passed 7-0-2, with Ms. Olson Weaver and Ms. Volpone abstaining.

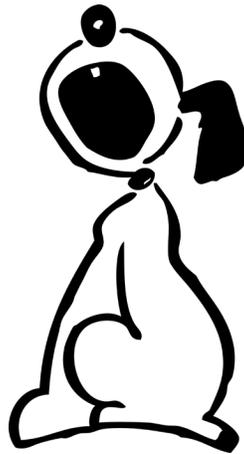
D. Spring Fertilization: This item was included on the Agenda to generate a general discussion as to whether the Board wished to permit the annual fertilization of turf to take place given concerns raised during the September 2023 Board meeting when it was agreed to not proceed with the application of chemicals for the fall of 2023 and to establish an ad hoc committee to research other methods of turf improvement and report on findings. Because the committee is continuing to meet and has not developed a report on its findings and recommendations, the Board agreed to forego spring fertilization in 2024.

E. Censure of Board Member Karen Olson Weaver: Ms. Alvord moved the Board condemn the actions taken by Director Karen Olson Weaver on behalf of Director/Candidate Lawrence Straub and censure Director Karen Olson Weaver for violating the Election Rules of the Unit Owners' Association. Seconded by Mr. Reem and passed on a Roll Call vote of 5-3-1 with Ms. Alvord, Mr. Brown, Ms. Dies, Ms. Lankford, and Mr. Reem

in favor; Mr. Straub, Ms. Weaver, and Ms. Volpone opposed; and Mr. Torres abstaining.

E. Censure of Board Member Lawrence Straub: Ms. Alvord moved the Board condemn the actions taken by/on behalf of Director/Candidate Lawrence Straub and censure Director/Candidate

Straub for violating the Election Rules of the Unit Owners' Association. Seconded by Ms. Lankford and failed on a Roll Call vote of 4-4-1 with Ms. Alvord, Mr. Brown, Ms. Dies, and Mr. Reem in favor; Ms. Lankford, Mr. Straub, Ms. Weaver, and Ms. Volpone opposed; and Mr. Torres abstaining.



Practice Pet Courtesies

Pet owners are reminded that the Arlington County and City of Alexandria Codes, as well as Fairlington Villages' Rules and Regulations, require dog(s) be kept on-leash while in public spaces. Management is receiving a number of calls and emails on the subject. Of course, we all need to get out for exercise and fresh air! Please remember the Rules and Regulations — and each other — when doing so. See page 64 on "Pets" in the *Resident's Handbook*, available [online](#).

Visit the [Arlington County website](#) for more details and a list of the eight parks where dogs can be off-leash.

And of course, please be sure to scoop the poop and use the proper bins for disposal!

TICKS

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time for disease transmission for most ticks is 10-20 hours or longer, so prompt identification and removal is important.

- Check your pets regularly.

Removing Ticks:

- Use tweezers to grasp the tick firmly by the head — as close to the skin as possible.
- Do not squeeze or rupture the tick's swollen abdomen.
- Pull tick in a steady, upward motion until it releases from the skin. This may take a minute.
- Other methods of tick removal are unsafe.
- Disinfect hands and bite site with soap and water; apply an antiseptic to the bite site.
- If possible, save the tick in a small container filled with alcohol so that your doctor can identify it, in the event symptoms develop later. Knowing the identity of the tick will help to diagnosis the illness should it occur.

Need More Information?

Visit <https://www.vdh.virginia.gov/ticks/>.

Get a valid ID to use at the Fairlington Villages courts — contact the [Management Office](#).

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

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	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
7	8 Grounds Committee 7 p.m. Hybrid	9 Ad Hoc Turf Care Alternatives Committee 7 p.m. Hybrid	10 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	11 Yard Waste Collection Curbside Ad Hoc Balcony Committee, 7 p.m. Community Center	12 B.Y.O.B. Wine & Cheese Party, 7 p.m. Community Center	13
14	15	16	17 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	18 Yard Waste Collection Curbside Architectural Control Committee, 7 p.m. Community Center	19	20
21	22	23	24 Last Day to Reserve Sale Spot Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	25 Yard Waste Collection Curbside Book Club, 7 p.m. Community Center	26	27 Rain or Shine Walk-Through 9 a.m. start at Management Office
28	29	30	1 May Board Meeting 7 p.m. Hybrid Canasta, 10:30 a.m. Community Center	2	3	4 Spring Yard & Plant Sale 8 a.m. – 12 p.m. Community Center parking lot
5	6 Grounds Committee 7 p.m. Hybrid	7	8 Pools Committee, 7 p.m. Community Center Canasta Club 10:30 a.m.– 1:30 p.m.	9 Ad Hoc Balcony Committee, 7 p.m. Community Center	10	11 Fairlington Historical Society Home & Garden Tour 11 a.m. – 3 p.m.

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