



# North Fairlington News

Historic Fairlington Villages

JULY 2024 VOL. 46, No. 7

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

## Homeowners' Forum on July 24 to Address FY25 Budget

Join us for Fairlington Villages' annual Homeowners' Budget Forum in the Community Center at 7 p.m. on Wed., July 24, for an in-depth review and discussion of how your condominium fees are spent and how the budget is being constructed for Fiscal Year 2025 (FY25). You can attend the Forum virtually by calling in to 703-552-8058 (Conference Code: 230349).

The Forum presentation will be available for download at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com) starting July 17, or obtain a hard copy by

contacting the Management Office at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

### The Association Budget

Our Association's budget consists of four components: operating expenses, reserve contributions, income, and reserve expenditures. Income, which is almost exclusively derived from condominium fees, equals the total of projected operating expenses and reserve contributions. The FY24 budget, which began Oct. 1, 2023, totals over \$8.92 million, including approximately: \$5.66 million in operating expenses, reserve contributions of \$3.26 million, and reserve expenditures of

\$4.66 million from accumulated reserve funds.

### Operating Expenses

Operating expenses encompass all expenditures required to fund the day-to-day operation of our community. They include: contracts for grounds maintenance and trash removal, repair and maintenance expenditures, administrative costs (including insurance), employee payroll and benefits, and utilities (including sewer and water). The two largest operating expenditures are payroll (approximately 20% of the FY24 operating budget) and Arlington County and City of

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**4th of July  
Management  
Office closed  
Trash will be  
picked up**



## Governing Books and Records

At the 2024 Annual Meeting, residents expressed concerns that owner email addresses were shared with candidates in the election. At that meeting, I committed to researching the background of the decision and proposing a policy to govern it.

After consulting with our Association Legal Counsel and General Manager, it was determined that any owner has a right to request information regarding other owners within the category of "books and records." Counsel advised that the Association can categorize data held by the Management Office in two bins: (1) Books and Records

therefore disclosable to other owners for Association business; and (2) the unit owner file that is private and not disclosable.

At the June Board of Directors Meeting, the Board passed a policy that defines unit owners' names, owners' unit address, and owners' mailing address (if different) as part of the Books and Records. All other data held will be placed in the unit owner's private file and will not be shared, to include email addresses.

If you have questions regarding this policy, please contact the management staff.

— Joe Torres, Board President

## Bus Comments Due July 15

Fairlington residents that rely on the Metrobus 7A bus should be aware that WMATA's "Better Bus Proposal" is proposing major changes for the Metrobus 7A route to the A27. This proposed A27 route would run only two buses an hour on its route throughout Fairlington Villages, even during rush hours. In addition, the new route will go to Pentagon City, not directly to the Pentagon. These changes will negatively impact residents of Fairlington Villages, Park Shirlington, Shirlington House, and the Citizen.

Review the proposal here: [https://betterbus.wmata.com/downloads/routes/EN\\_A27.pdf](https://betterbus.wmata.com/downloads/routes/EN_A27.pdf).

WMATA is accepting comments online until July 15 at <https://betterbus.wmata.com/share>.

If you are opposed, here is some model language to consider: "I oppose WMATA's proposal which would curtail service for the current Metrobus 7A (proposed A27 route). Many people in our community rely on the service of this line to access the Metro from the Pentagon directly; the proposed two buses an hour is not adequate to serve commuters. Our service was already cut when the 7Y line was cancelled. Therefore, I urge you to reconsider the reductions in service."

## Introducing Our New Lifeguards



PHOTO BY UTKU GUZELKAYA

We are pleased to introduce our 2024 lifeguards from five different countries. Please say hello to our international friends when you visit the pool. Welcome left to right: Marko Grbic, Serbia, Pool 4; Yuliia Levytskaya, Ukraine, Pool 6; Brettney Ashley Cobourne, Jamaica, Pool 5; Matthew Kirk McIntosh, Jamaica, Pool 2; Angelica Aviola Carmen Cameron McIntosh, Jamaica, Pool 3; and Laura Vargas, Colombia, senior area lifeguard, former Pool 5 lifeguard. Aleksandra Mlynarska, Poland, Pool 1 is not pictured.

## Dunk® in Your Bucket of Doom

Don't be daunted by the name: Bucket of Doom. This non-chemical, safe way to control mosquitoes is easier to make than whipping up a cake mix.

1. Fill a gallon bucket with water halfway, add a handful of straw or hay, and let sit two days.
2. Monthly, add half a Dunk®, available in home and garden stores.
3. This mini-marsh lures female mosquitoes away from you and into the water to lay eggs.

The larvae are done-in by the Dunks' active ingredient: *Bacillus thuringiensis israelensis* (Bti). Bti, a naturally-occurring bacteria, kills only mosquito larvae, and is harmless to humans, animals, other insects and birds. Bti is registered as safe for humans by the Environmental Protection Agency. It is effective against controlling mosquitos carrying Zika and dengue fever disease.

Another easy way to control mosquitoes: remember to dump out standing water from plant saucers, watering cans, buckets, kiddie pools and tarps.

— Grounds Committee

## Town Hall Update on Turf Care

Thanks to the approximately 35 residents who attended a Town Hall on June 11, to discuss organic lawn care options. The Ad Hoc Turf Care Alternatives Committee identified Leaf Compost Tea as an organic, non-toxic alternative to synthetic lawn chemicals. It is a water-based spray that can improve turf health by feeding the soil and "waking up" the microbiome, which can help grass thrive. It is cost effective, safe to walk on immediately following application, and is another step toward achieving the sustainable landscape goals at Fairlington Villages.

The Board will vote on July 1, deciding whether to use Leaf Compost Tea on our 32 acres of turf after the Board-directed lawn chemical pause ends. The Board will also consider four complementary recommendations. Lancaster Landscapes will describe their success and experience using Leaf Compost Tea.

If you want more details on the Town Hall recommendations, email [turfcare@fairlingtonvillages.com](mailto:turfcare@fairlingtonvillages.com).

## Ask the Office Before Planning Your Pool Party

Safety first! We want to keep everybody safe at the pools; please contact the [Management Office](#) seven days prior to the date of your party at a Fairlington Villages pool.

## Pools Committee Meeting on July 10

The Pools Committee will meet Wed., July 10, at 7 p.m. at Pool 6. We meet at a different pool each month (weather permitting). Please email [pools@fairlingtonvillages.com](mailto:pools@fairlingtonvillages.com) for details.



## BUDGET FORUM

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Alexandria sewer and water fees (17.5%). However, after peaking in FY21 due to increased use during COVID-19, water and sewer costs have decreased after the pandemic despite rises in fees.

### Reserve Contributions

Reserves are set aside for long-term repair and replacement of major capital assets, including our buildings' balconies, exterior walls, and roofs, as well as our property's sewer lines, pools and pool houses, tennis courts, tot lot, parking lots, and trash enclosures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves required to repair, replace, and restore these capital elements.

Our recently approved 2024 Reserve Study Update reaffirms that continuing the 1% rate of increase in annual reserve contributions is "sufficient" to fully fund our reserves, and recommends annual reserve spending totals and updated lists of reserve projects for the next 20 fiscal years through FY43. Please see the Reserve Study Update article on page 3 for details.

### Income

Condominium fees are the principal means of covering our expenses, including both daily operations and major long-term reserve infrastructure repair and replacement projects. These fees comprise almost 97% of our total projected FY24 income.

Historically, we have received a small, but significant, amount of income on our investments, which largely consist of accumulated reserve funds invested in "safe" U.S. Treasury securities and FDIC-insured certificates of deposit. By laddering our investments (purchasing instruments expiring at different times), the Association

## Reserve Study Update Recommendations

### Continue 1% Annual Increases in Reserve Contributions to Provide "Sufficient" Funding

Facilities Engineering Associates (FEA), an engineering and facility management consulting firm specializing in extending the service life of existing facilities and building systems, has completed Fairlington Villages' 2024 5-year Reserve Study Update. The Board of Directors commissioned the current 2024 update to our 2009, 2014, and 2019 Reserve Studies and the 2014 report's accompanying Exterior Wall (Masonry) study to ensure that our reserves are fully funded. The update was conducted in accordance with the Virginia Condominium Act's requirement 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.

The report proposes annual reserve spending totals and updated lists of reserve projects for the next 20 fiscal years through Fiscal Year 2043 (FY43), and recommends continuing Fairlington Villages'

current 1% annual increases in reserve fund contributions in FY25 and subsequent fiscal years. This contribution rate, the study concludes, will provide "sufficient funding" to meet projected major capital expenditures in the late 2020s while building up reserves to address the next cycle of major repairs that will occur after 2038. The Board reviewed the study at its June 5, 2024, meeting and accepted the report by a vote of 6-0.

The Association performs reserve studies at 5-year intervals to identify the level of reserve funding required to maintain its principal common physical assets. In Fairlington Villages' case, these major capital assets include our buildings' exterior masonry walls, roofs, porches, and balconies, as well as our property's parking lots, swimming pools and pool houses, tennis courts, tot lot, trash enclosures, and lateral sewer lines. Other key physical resources

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earned an increasing amount of income as interest rates rose following the recession of the late 2000s. The Association did not earn as much income from investment interest in FYs 21-22 due to the economic downturn during COVID-19. However, rates have risen as part of the effort to combat the highest United States inflation in 40 years, and the Association is expected to earn significantly higher amounts of interest income in FY24 and especially FY25.

Other sources of income include rental fees for the Community Center and Arlington Public Schools' lease of spaces in the parking lot, late fees, resale packet charges, and income from services provided to Fairlington Court, the 10 townhouses

located at S. Abingdon and 31st Streets near the old firehouse.

### Reserve Expenditures

Each fiscal year the Association executes a program of reserve capital expenditures based on the recommendations in our most recent approved Reserve Study Update and current conditions. Approved FY24 reserve spending, which is funded from FY24 contributions and previous fiscal years' contributions contained in our Reserve Account (FY23 year-end audited balance: \$7,726,316), totals \$4,656,284 and includes \$528,850 for parking lot renovation, \$225,000 for refurbishment of Pool House 2, \$892,000 for the fourth phase of backyard fence

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## Activities Around the Village

### Celebrate a Festive Fourth of July in Fairlington Villages

Dig out your best patriotic gear for the annual Fairlington 4th of July Parade! The Parade is jointly sponsored by Fairlington Villages and the Fairlington Citizens Association.

The Parade itself is open to anyone who wants to march. To participate, meet at the old Fairlington fire station at 3116 S. Abingdon St. by 9:45 a.m. The Parade will step off at 10 a.m. sharp! While not a requirement, wearing red, white, and blue is encouraged, as well as decorating your scooter, wagon, etc.

Spectators can watch the Parade from Abingdon Street between 30th Road and 31st Street.

Following the Parade, celebrate at the Community Center parking lot with free hot dogs, cold drinks, and ice cream. Satisfy your sweet tooth at the bake sale benefitting the Arlington Food Assistance Center. Contributions of baked goods are welcomed. There will also be family-friendly activities.

This beloved fete is possible thanks to dedicated volunteers. If you can help, email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the Management Office at 703-379-1440.

### Introducing an Expanded Tennis and Pickleball Committee

At its June meeting, the Board agreed to change the committee name to Tennis/Pickleball Committee to reflect both activities. Jeff Vollmer will serve as a deputy chair for Pickleball, Julie Hasler will be deputy chair for Tennis, and Soleil You will chair the joint committee.

### New Weekly Pickleball Socials Start on July 11 at Court 1

Starting Thurs., July 11, hang out with neighbors and play pickleball at the Fairlington Weekly Pickleball Social every Thursday from 5:30 p.m. to 7 p.m. at Court 1 of the main

tennis courts, behind the Community Center. All levels of skill and experience are welcome!

Join the Fairlington Pickleball Facebook group to meet more of your neighborhood picklers: <https://www.facebook.com/share/pv6y61LmL4VGC27f/>.

### It Is Love with the Tennis Social Club on Wednesdays

Our Fairlington Weekly Tennis Social meets every Wednesday from 7 p.m. to 8:30 p.m. at the courts behind the Community Center, and runs until Oct. 16. All residents can play, meet neighbors, and participate in free tennis drills and lessons provided by Soleil You. All levels are welcome. Drop-in at any time and bring a can of balls.

Join the Fairlington Tennis Facebook page for the latest tennis news at [https://m.facebook.com/groups/207122480118127?group\\_view\\_referrer](https://m.facebook.com/groups/207122480118127?group_view_referrer).

You can guarantee a court time by contacting the [Management Office](#) for more information.

### Have a Summer Fling with the Book Club on July 25

Please join us on Thurs., July 25, at 6:30 p.m. at the Community Center to discuss *Just for the Summer* by Abby Jimenez. Booklist states, “the beloved Abby Jimenez gives ‘it’s just a fling!’ a whole new meaning in this ideal beach read.” If you wish to participate in our optional book exchange on July 25, please bring a gently used, gift-wrapped book that you enjoyed.

Our Thurs., Aug. 29, book discussion will be on *The House of Hidden Meanings: A Memoir* by RuPaul. Join us for this “brutally honest, surprisingly poignant, and deeply intimate memoir” from international drag star and pop culture icon RuPaul.

Please visit our “Fairlington Area Book Readers Group” Facebook

page for our book selections and details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Play a Lucky Seven 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](mailto:mxryan1024@gmail.com) for more details.

### Kicking Off Summer Fun!

We could not have asked for a more perfect day for our Summer Kick-Off Party! Attendees danced to tunes from the 1960s to today’s best hits! Residents munched on hot dogs, fruits, veggies, and chips with salsa. The over-21 enjoyed beer and the Party’s annual margaritas on the rocks.

A very special thank you to our amazing volunteers who made the event a rockin’ success: Kate Bannan, Linda Barnett, Beth Baynes, Carol Bell, Manja Blazer, Allison Burke, Lauren Cooper, Sue Johnston, Gary Sessums, Warene Sheridan, and Susan Tatum.



**Get a valid ID** to use at the Fairlington Villages courts and pools — contact the [Management Office](#) today. Please wear apparel appropriate for the locale.



## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Review Your HO6 Insurance Policy by July 15

The Fairlington Villages Master Insurance Policies renew on Mon., July 15. Holden & Co. Insurance will continue as the Association's insurance agent and the insurance companies providing the various coverages will likely remain the same. If you receive notice from

your mortgage company asking for proof of insurance, please send a copy of the notice to Holden & Co. via fax at 703-566-5568 or email a copy to [office@holdenins.com](mailto:office@holdenins.com), identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Co. has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

It is also a good time to check your own HO6 policy for coverage gaps, like the deductible for property and water damage claims, which could be assessed to you in the event the damage results from something over which you exercise complete control or are otherwise responsible for maintaining. That deductible amount is currently \$25,000 for property damage and \$50,000 for water damage, but could raise as high as \$50,000 for all perils, including water. Please see the [February 2024 newsletter online](#) for an article on insurance coverage.

### Participate in the Budget Forum on July 24

Attend the annual Homeowners' Budget Forum on Wed., July 24, at 7 p.m. in person at the Community Center or virtually by calling in to 703-552-8058 (Conference Code: 230349).

### Enjoy the Pool Thanks to These Staffers

We are thrilled summer is here and all our pools are open thanks to the extraordinary effort by the Fairlington Villages Management and Administrative staff who make it all possible. Please give Operations Manager Mark Johnson, Facilities Manager Miguel Galvez, and Administrative Manager Oscar Giron, and Office Administrators Victoria Gomillion and Oneyda Campos an extra thank you the next time you see them.

They did a superb job — again! They addressed all the details: lifeguards, equipment, passes, and more.

It is a privilege to be a part of this dedicated team of professionals doing their absolute best every day to make Fairlington Villages the place you call home!

## Management Office

### Office Location

Fairlington Villages, A Condominium Association  
3001 South Abingdon St., 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)

### 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 St.

## RESERVE STUDY

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include our apartment building hallways, fences, Association-maintained sidewalks, porch railings, shutters, pole-mounted carriage lights, maintenance yard, and vehicles.

The previous studies by FEA recommended that reserve funding be increased by 6% per year in FYs 10-16, with increases reduced to 1% per year thereafter. Our Association has funded these increases every year except FY21, when reserve contributions were reduced by \$128,217 to ensure there was no condo fee increase while our homeowners addressed the challenges of COVID-19.

FEA has based its conclusions on a wide range of data, including January and February 2024 on-site surveys of our common capital assets, assessments of these assets' anticipated life expectancies and replacement costs, and our existing reserve balances and spending plans. The study also assumes an annual inflation rate of 4%, based on the Consumer Price Index over the last 10 years.

The study's recommendations will be incorporated into our budgets beginning in FY25. The study recommends spending between approximately \$3.5 million and \$4.6 million per year on reserve projects from FYs 25-29. This schedule will complete major reserve projects, including renovation of all parking lots

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The News is published by  
Fairlington Villages,  
A Condominium Association

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Tennis/Pickleball Committee: Julie  
Hasler (Tennis), Jeff Vollmer  
(Pickleball), and Soleil You (Joint)  
tennis@fairlingtonvillages.com

#### WORKING GROUPS

Ad Hoc Balcony Committee  
balcony@fairlingtonvillages.com  
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 Monday, July 1, 2024

The Board of Directors will meet on Mon., July 1, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may be confirmed with the Management Office the week prior to the meeting: email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – June 5, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Wed., Aug. 7, 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](http://TownSq), via email by request at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com), or by appointment at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

### BUDGET FORUM

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replacement, \$736,500 for upgrades to multiunit apartment buildings' common areas, \$400,000 for roof replacement, \$615,000 for masonry repairs and cleaning, \$200,000 for rotten wood replacement, and \$122,500 for the final phase of perimeter fence replacement.

#### FY25 Budget Challenges

The Association faces ongoing financial challenges as we continue to confront the highest inflation rate in four decades. Although inflation has abated to an annual rate of about 3.5% from its June 2022 peak of 9.1%, it remains high and affects all operations. Given these trends, we need to frame an FY25 budget that limits condominium fee increases while maintaining our present level of community services and executing critical reserve projects.

Maintaining community services will require FY25 spending increases

in our operating budget. The cost of the 2024-2025 master insurance policy covering Fairlington Villages' buildings is predicted to increase by as much as 30%. The budget also needs to address an approximate 5.4% increase in Arlington County's water/sewer rates plus a 5.1% rise in City of Alexandria (Alexandria Renew Enterprises) sewer and wastewater treatment costs. All major service contract costs will increase, including the trash removal, grounds maintenance, janitorial service, and pool agreements. Furthermore, the overall rise in inflation will affect most other areas ranging from staff salaries to the cost of plumbing repairs and vehicle operations.

FY25 reserve fund contributions will continue their programmed 1% per annum increase to fund scheduled infrastructure projects.

Critical multiyear programs that

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## Board Meeting Highlights

The Board of Directors held a Regular meeting on June 5, 2024. The following are highlights.

### New Business

#### A. Ad-Hoc Balcony Committee

**Presentation:** Mr. Brown moved the Board approve the recommendations of the Balcony Committee contained in their report dated June 5, 2024, subject to review by Legal Counsel, and to direct management to implement the new rules governing use of balconies. TABLED until the July 1 meeting of the Board.

**B. Ad Hoc Turf Care Alternatives Committee Presentation:** This matter did not require a vote by the Board.

**B.1. Tennis Committee Presentation:** The Tennis Committee Chair provided an overview of the use of courts for pickleball and responded as to whether the committee should be given the new title of Tennis/Pickleball Committee. The Board agreed to the change in name.

**C. Ratification of Action Taken by Unanimous Consent – Air Conditioner:** Mr. Reem moved that WHEREAS, the Board of Directors acted by Unanimous Written Consent in Lieu of a Meeting on Fri., May 17, to accept a proposal from Amtek Engineering Group in partnership with J. Hood to replace the Community Center HVAC system at a cost not to exceed \$28,517.50. THEREFORE BE IT RESOLVED, THE Board of Directors hereby ratified said action for purposes of the record. Passed 8-0.

**D. Ratification of Action Taken by Unanimous Consent – Variance: 2834 S. Abingdon St.:** Mr. Reem moved that WHEREAS, the Board of Directors acted by Unanimous Written Consent in Lieu of a Meeting on Tues., May 7, to accept a request for a grandfathered Variance for renovations made to the unit at 2834 S. Abingdon St., C-1, circa 1999: THEREFORE BE IT RESOLVED, THE Board of Directors hereby ratified said action for purposes of the record. Passed 8-0.

**E. Variance Request: 3029 S. Buchanan St. – Kitchen Load-bearing and Non-load-bearing Wall:** Mr. Faherty moved the Board approve a variance request to remove a load-bearing and a non-load-bearing wall in the kitchen in accordance with the specifications outlined. Passed 8-0.

**F. Variance Request: 2931 S.**

**Dinwiddie Street – Kitchen Load-bearing and Non-load-bearing Wall:** Mr. Faherty moved the Board approve a variance request to remove a load-bearing and a non-load-bearing wall in the kitchen subject to the receipt of the permits in accordance with the specifications outlined. Passed 7-0.

**G. Standard Policy on Information in Unit Files Maintained in the Ordinary Course of Business:** Mr. Faherty moved that for purposes of Code of Virginia Section 55.1-1945 entitled “Books, minutes, and records; inspection,” all information maintained in the unit owner files of the Association shall be deemed confidential; AND BE IT FURTHER RESOLVED, response by the Association to requests from unit owners and contract purchasers, made pursuant to the Code of Virginia, Section 55.1-1945, Subsection (B) for “... the unit owners’ association membership list ...” shall include the Full Legal name of all Owners and the mailing address of record on file with the Association. AND BE IT FINALLY RESOLVED, NO OTHER INFORMATION CONTAINED IN THE CONFIDENTIAL UNIT FILES OF THE Association, whether in hard copy or electronically, shall be provided in response to such requests. Passed 6-0.

**H. Replace Timber Retaining Walls:** Mr. Faherty moved the Board approve the proposal from American Restoration for replacement of the backyard timber retaining walls at 4880 and 4886 S. 28th St. at a total cost of \$23,900. Passed 6-0.

**I. Focal Bed Designs:** Ms. Volpone moved the Board approve the proposal from Native Plant Landscape Design for focal bed designs at a total cost of \$1,375. Passed 6-0.

**J. Reserve Study Update:** WHEREAS, the Association contracted for consulting services with Facility Engineering Associates, P.C. (FEA) to perform Reserve Study Update; WHEREAS, FEA has completed that study and has submitted their report; Ms. Dies moved the Board, after a review of that report, accepts the report and directs that the findings be incorporated into the Association budget as the basis for the Replacement Reserve Contribution. Passed 6-0.

## RESERVE STUDY

*continued from page 3*  
(FYs 26-28), replacement of backyard fences (FYs 25-26), refurbishment of all pool houses (FYs 25-27), major masonry repairs (FYs 25-29), and renovation of all apartment building hallways (FYs 25-29). Continued large-scale projects include roof and wood trim replacement, with smaller projects ranging from renovating the Community Center (FYs 25-26) to replacing pole-mounted carriage lights (FYs 25-43).

Our next 5-year reserve study will be conducted in 2029. Implementing the 2024 recommendations will help maintain our property values and keep Fairlington Villages safe, sound, and attractive.

Homeowners may obtain a copy of the Update by contacting the [Management Office](#).

— Harold Reem, Treasurer

## BUDGET FORUM

*continued from page 6*  
will continue in FY25 include building masonry repairs, phased roof and backyard fence replacement, parking lot resurfacing, pool house refurbishment, and apartment building hallway renovation.

### Upcoming Budget Schedule

The Board will review and approve and/or amend the Treasurer’s and Management’s draft FY25 budget at the July 1, 2024, Board meeting. On July 8, the draft budget as approved or amended by the Board will be mailed to homeowners for their review and use as the basis for discussion at the July 24 Homeowners’ Budget Forum.

To find out more and contribute to building a budget that maintains our level of community services as we confront the challenge of inflation, please plan to participate in the July 24 Forum.

— Harold Reem, Treasurer

**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
Every Wednesday Evening Tennis Social 7 – 8:30 p.m. Tennis courts	<b>1 July</b> <b>NOTE DATE!</b> Board Meeting 7 p.m. Hybrid	<b>2</b>	<b>3</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>4 4th of July</b> <b>Parade, 9:45 a.m.</b> <b>+ Celebration</b> <b>OFFICE CLOSED</b> <b>TRASH PICKUP</b>	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Grounds Committee 7 p.m. Hybrid	<b>9</b>	<b>10</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Pools Committee 7 p.m., Pool 6	<b>11</b> Pickleball Social 5:30 – 7 p.m. Tennis Court 1	<b>12</b>	<b>13</b>
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>18</b> Architectural Control Committee 7 p.m., Community Center Pickleball, 5:30 p.m.	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> Homeowners' Budget Forum 7 p.m. Hybrid Canasta, 10:30 a.m. Community Center	<b>25</b> Book Club 6:30 p.m. Community Center Pickleball Social 5:30 – 7 p.m.	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>1</b> Pickleball Social 5:30 – 7 p.m. Tennis Court 1	<b>2</b>	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>8</b> Pickleball Social 5:30 – 7 p.m. Tennis Court 1	<b>9</b>	<b>10</b>

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