



North Fairlington News

Historic Fairlington Villages

AUGUST 2024 VOL. 46, No. 8

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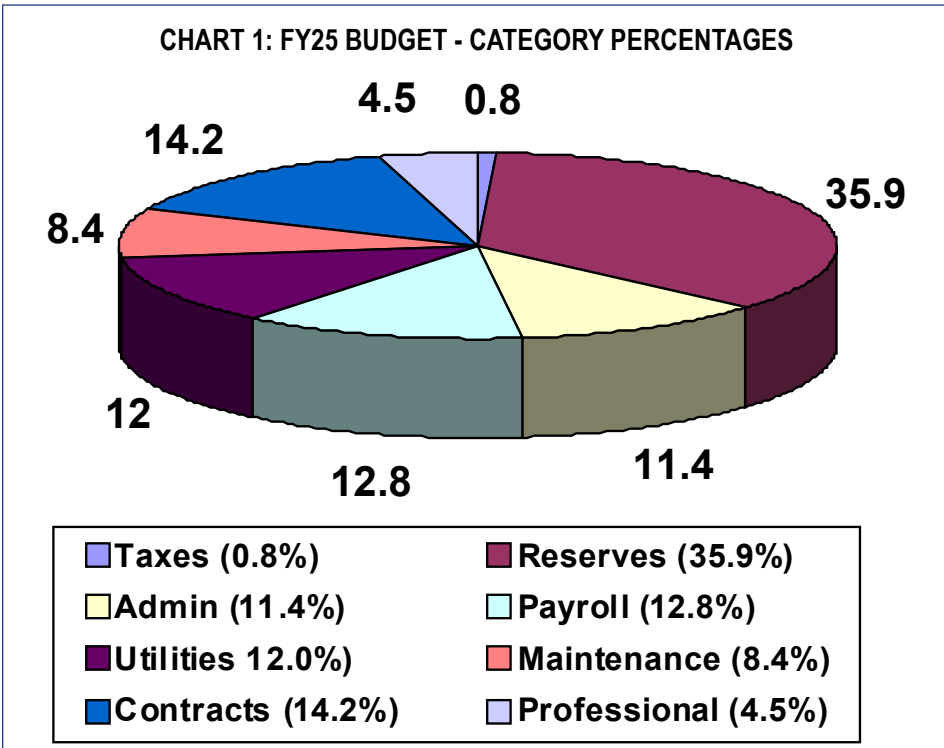
Draft FY25 Budget Proposes 3.39% Increase in Condo Fees

At its July 1 meeting, the Board of Directors approved a draft \$9,327,764 budget for upcoming Fiscal Year 2025 (FY25), which begins Oct. 1, 2024. All homeowners

should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 24 Homeowners' Budget Forum.

FY25's draft budget raises fees by 3.39% as we continue to confront inflationary pressures, especially rapidly rising property insurance costs. This rise, which approximates the current annual inflation rate of 3.3%, meets the previously stated objective of limiting FY25's fee increase to about 3%, and will allow the Association to preserve its current level of community services, maintain full funding of our reserves, and continue to accomplish critical reserve projects. The FY25 increase follows FY24's fee increase of 4.53% when inflation was running at an annualized rate of under 5%, FY23's fee rise of 3.96% when inflation was surging at an annualized rate of 8.6%, and several years in which there were condo fee increases of 1-2% (FY17-20 and FY22) or no increase (FY21).

As Chart 1 indicates, operating expenses, which encompass all expenditures funding the day-to-day *continued on page 2*



A Balcony Policy Update

At their July 1 meeting, the Board approved an updated policy for items on balconies throughout the community. The newly adopted policy took effect immediately. A summary of the updated policy is included below; residents are encouraged to review the full text of the balcony policy in the updated

Fairlington Villages Handbook for Residents [online](#) (see pages 51-55).

ITEMS PERMITTED

Items permitted on balconies include: planters on railings, hanging plant baskets, decorative outdoor lighting, hanging decorative items, *continued on page 3*



Pool Committee Meeting on August 21

The Pools Committee will meet Wed., Aug. 21, at 7 p.m. at Pool 6. We meet at a different pool each month (weather permitting). Please email pools@fairlingtonvillages.com for details.

New Rules at the Pools

Please see our [updated Pool Rules online](#). If you are planning a pool party, please review the new July 1 rules, to keep everybody safe. Please contact the Management Office if you have any questions or are planning a pool party; call 703-379-1440 or email office@fairlingtonvillages.com.

Pool Schedule Changes

Some pools will be open weekends only starting the end of August. Pools will close for the season in September:

- Mon., Sept. 2: Last day at Pools 1, 3, 4, and 6.
- Sun., Sept. 8: Last day at Pool 5.
- Sun., Sept. 29: Last day at Pool 2.

FY25 BUDGET

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operation of our community (administration, payroll, utilities, maintenance, service contracts, professional services, and taxes), collectively comprise 64.1% of our FY25 budget. During FY25, operating expenses increase by 5.5% (\$312,273) to \$5,975,367 in order to maintain our current level of community services. Over 40% of this growth stems from a 26.1% (\$133,379) increase in the cost of the master insurance policy covering our buildings — a rise that tracks the industry-wide trend of large insurance premium increases due to rising losses from natural disasters and escalating replacement and reinsurance costs. Payroll costs increase by 3.4% and include a 3% employee cost-of-living adjustment and a similar rise in health insurance costs. Other projected FY25 increases in operating costs encompass a rise

continued on page 5

Don't Get Hung Out to Dry

Last month, we had emergency water main valve shut offs and pool closures, and Management sent notices via [TownSq](#). You can stay informed of real time updates by signing 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.



Board Adopts New Turf Practices

Starting this fall, Fairlington Villages will begin using organic leaf compost tea, rather than petrochemical lawn chemicals, to improve the health of our soil and to support healthy turf growth. This was the first of six recommendations on turf management presented to the Board on July 1, by the Ad Hoc Turf Care Alternatives Committee. The Board voted to accept all six recommendations. This important vote demonstrates Fairlington Villages' commitment to sustainable landscape practices.

The Board's vote followed a brief committee presentation and Q&A with Mike Angles of Lancaster Landscapes, the Association's landscape contractor. Mr. Angles spoke about his positive experiences with leaf compost tea, discussed the protocol for using it in Fairlington Villages, and gave input on the other turf management recommendations.

Leaf compost tea is non-toxic; it is a natural brine made of water and composted leaves and is applied in liquid form. It is safe to walk on immediately for humans, animals, and wildlife. It can improve the health of the soil by adding live microbes and micronutrients to the soil, which in turn supports life above and below ground. Weeds will be spot treated with Fiesta (chelated iron), where necessary. Lancaster Landscapes and Management will determine application schedules.

Along with leaf compost tea, next steps in the six recommendations include transitioning to alternative ground covers where turf cannot be successful. This can help to reduce erosion and improve the soil, while enhancing the community's curb appeal. Collectively, these changes can have a positive impact on the health and well-being of residents, pets, wildlife, insects, and the ecosystem, including the watershed.

The Ad Hoc Turf Care Alternatives Committee has completed its report assignment from the Board. Going forward, the committee will reconstitute as members of the Grounds Committee.

Many thanks to the members of the ad hoc committee for their months of hard work and enthusiasm, to the community members who voiced their support for this change, and to the experts who shared their time and knowledge.

If you would like to learn more, you can read the full ad hoc committee report and see the Town Hall presentation on [TownSq](#). Once you have logged in to [TownSq](#), simply select "Documents" under the "Tools" tab on the far left of your screen. If you have any questions or would like to volunteer, please email grounds@fairlingtonvillages.com.

Please practice good pet parent manners
and keep your dog on a leash.

BALCONY

continued from page 1

hummingbird feeders, privacy screens and dividers, bicycles, resin storage boxes, floor coverings made of polypropylene or wood, electric grills, hammocks on a stand or suspended from balcony support posts, and umbrellas tethered to the railing or in a base stand.

Bird feeders that use seeds are only permitted on first floor balconies and on second and third floor balconies that do not have patios below their unit.

ITEMS NOT PERMITTED

Items not permitted on balconies include: one-sided flower boxes facing out on second- and third-floor balconies, curtains and canopies, glass tables or shelving, and floor coverings with plastic or rubber backing.

In addition, charcoal and gas grills and portable outdoor fire pits are not permitted on balconies. This policy is in accordance with the Arlington County Fire Prevention Code Section 308.1.4 and City of Alexandria restrictions, which follow the Virginia Statewide Fire Prevention Code Section 308.3.1.

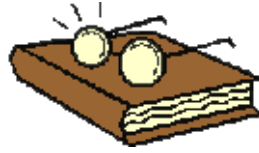
RESIDENT RESPONSIBILITY

The policy states that residents are responsible for safely securing all personal items on balconies, and residents shall be liable for any and all damage to any person, neighboring units or common elements (including limited common elements), or any other property.

THE COMMITTEE

The Ad Hoc Balcony Committee submitted policy recommendations to the Board on June 5. The recommendations prioritized resident safety and free expression while minimizing liability concerns and damage to balcony railings and decks. The committee included nine residents who

Activities Around the Village



Join the Iconic Book Club Meeting on August 29

Please join us on Thurs., Aug. 29 at 6:30 p.m. at the Community Center 3005 South Abingdon St. to discuss *The House of Hidden Meanings: A Memoir* by RuPaul. MIT Press states, "If we're all born naked and the rest is drag, then this is RuPaul totally out of drag. This is RuPaul stripped bare."

Our Thurs., Sept. 26 book discussion will be on *We Begin at the End* by Chris Whitaker. This "vibrant, engrossing, unputdownable thriller that packs a serious emotional punch" will highlight for readers "two kinds of families — the ones we are born into and the ones we create."

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.



Play an August Hand with the Canasta Club on Wednesdays

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each Wednesday

worked together for seven months to update the balcony policy.

NEED MORE INFORMATION?

If you have any questions regarding the updated balcony policy, please call the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

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.

Ace Your Game at 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.

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

Stay out of the Kitchen at Weekly Pickleball Socials on Thursdays

Play a friendly game of 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: <https://www.facebook.com/share/pv6y61LmL4VGC27f/>.

Please remember to take your valid ID to the Fairlington Villages courts and pools — contact the [Management Office](#) today if you need one. And please wear apparel appropriate for the locale.

A Stupendous Community Celebration at a Festive Fairlington Fourth

PHOTOS BY GUY LAND

The 4th of July Parade and Celebration was a star-filled event; learn more on page 7.



FY25 BUDGET

continued from page 3
in the cost of general maintenance (3%) and major service contracts, including grounds maintenance (1.5%), janitorial service (5.4%), patrol service (5%), and trash removal (8.4%) due to large increases in Arlington County trash dump fees. In contrast, the pool contract will decrease (-3.1%).

Budgeted FY25 water and sewer costs will rise by 1.1% from FY24. Increases in Arlington (5.4% estimated) and Alexandria (5.1%) fees continue to be offset by decreased use as our residents spend less time at home following the COVID-19 pandemic.

As shown in Chart 1, reserve fund contributions comprise 35.9% of our FY25 budget. During FY25, reserve contributions total \$3,352,397, including \$148,400 from interest income and \$3,203,997 from condominium fees — a \$31,723 (1%) increase in fee-funded contributions from FY24's total of \$3,172,274. This increase stems from the Board's adoption of our recent 2024 5-year Reserve Study Update's recommendation that fee-funded reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls.

As is the case in current FY24, programmed FY25 reserve spending continues at an accelerated rate following pandemic-driven decreases that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example masonry repairs and roof

and backyard fence replacement. Proposed FY25 reserve spending, which is funded from FY25 contributions and our Reserve Account (FY23 year-end audited balance of \$7,726,316), totals \$3,515,515 and includes \$100,200 for parking lot renovations, \$275,000 for refurbishment of Pool House 2, \$892,000 for the fifth phase of backyard fence replacement, \$629,000 for upgrades to multiunit apartment buildings' common areas, \$420,000 for slate roof replacement, \$450,000 for masonry repairs, \$250,000 for rotten wood replacement, and \$100,000 for renovation of the Community Center.

Condominium fees (\$8,946,877) will fund almost 96% of FY25's projected \$9,327,764 in spending, with other sources of income (\$380,887), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 4%. Anticipated interest income (\$265,000) is 60.6% (\$100,000) more than budgeted in FY24. Interest income, moreover, should remain at somewhat higher levels in future fiscal years if the effort to combat inflation persists, and interest rates remain above the

extremely low rates maintained during the COVID-19 crisis' severe economic downturn.

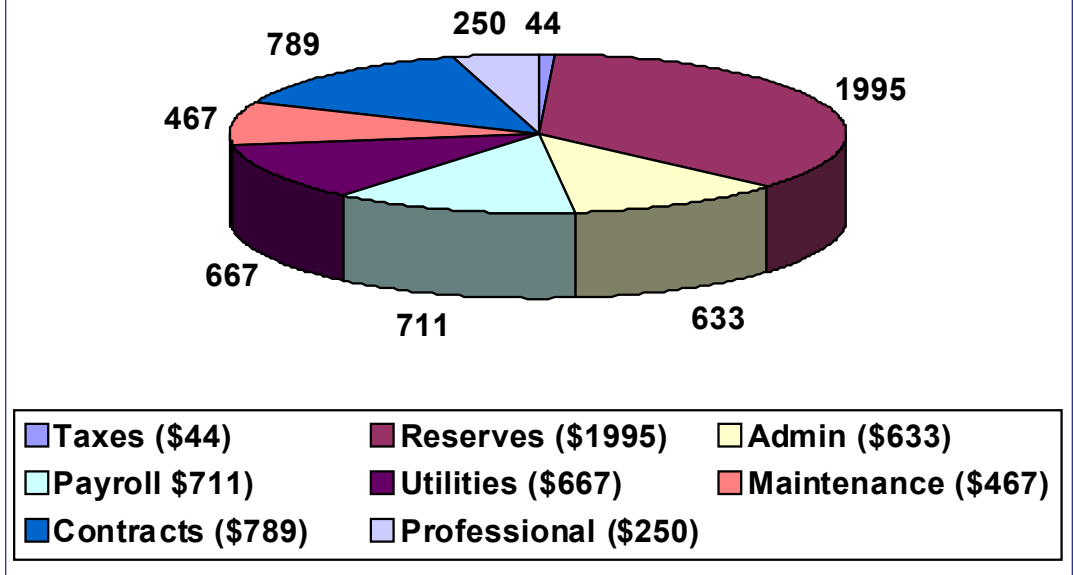
Condo fees for individual units are assessed according to a unit's share of the Associations' total equity. The Association has 27 unit types with proposed FY25 fees ranging from \$3,324 to \$7,992. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY25 budget, Clarendon II owners would see an increase of \$16 from the current monthly fee of \$447 to \$463, for a total annual fee of \$5,556 (fees are rounded to the nearest dollar).

As Chart 2 indicates, based on the draft FY25 budget's category percentages, \$1,995 (35.9%) of this total would be allocated to reserve contributions and the remaining \$3,561 (64.1%) to our various categories of operating spending.

The Board will approve the final FY25 budget at its Aug. 7 meeting. A copy of the final budget, budget payment coupons, and a budget information letter will be mailed to homeowners in late August.

— Harold Reem, Treasurer

CHART 2: FY25 CLARENDON II FEE (\$5,556) - DOLLAR AMOUNTS



The News is published by
Fairlington Villages,
A Condominium Association

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Comments, articles, and letters are welcome. The deadline for submissions is the 10th of each month. Please deliver or email materials to the Management Office. The editor reserves the right to edit submissions.

Board Meeting Agenda Wednesday, August 7, 2024

The Board of Directors will meet on Wed., Aug. 7, 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 – July 1, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Sept. 4, 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.

It Takes a Village to March on the Fourth



The 4th of July Parade once again proved to be one of Fairlington's best events. This was the biggest turnout since the pandemic with hundreds of community members coming out in their best red, white, and blue! Participants were on foot, leash, bike, and strollers. Fairlingtonians enjoyed hot dogs, baked goods, a variety of ice cream flavors, face painting, and balloon animals! Residents were treated to seeing the police motorcycles and a fire engine before the main event, but it was the fife duo that stole the show, leading the Parade from start to finish.

Many thanks to the Fairlington Citizens Association for its co-sponsorship again this year, especially Guy Land and Jennifer Davis for leading the way with the event permit.

Additionally, this awesome affair would not be possible without the help from our Management Office and Facilities staff, and the many superstar volunteers: BFS, Jeannine Bender, Karen Olson Weaver, Kerry Molinelli, Mary Cusick, Meghan Wills, Pat Horvath, Rebecca Leet, Robin Weinick, Sharon Bisdee, Susan Tatum, Warene Sheridan, and Wendy Shapiro.

Board Meeting Highlights

The Board of Directors held a Regular meeting on July 1, 2024. The following are highlights.

Old Business

A. Ad Hoc Balcony Committee Recommendations: Mr. Torres moved the Board accept and approve the recommendations of the Ad Hoc Balcony Committee's Recommended Language on Balcony Allowances and Restrictions, as amended and hereto, as revisions to be incorporated into the *Fairlington Villages Handbook for Residents* at the earliest opportunity. Passed 6-1.

Prior to a vote on the main motion, the following amendment was approved:

Ms. Volpone moved that the recommendations of the committee language on Balcony Allowances and Restrictions be amended to allow bird feeders on first floor patios and on upper level balconies where there are not patios below. Passed 4-1-2.

B. Ad Hoc Turf Care Alternatives Committee Recommendations for Care and Maintenance of Turf: Ms. Weaver moved the Board accept and adopt the Ad Hoc Turf Care Alternatives Committee's Recommendations for Turf Management Practices and, that the committee's recommendations be implemented with the autumn seasonal turf treatment applications. Passed 6-1.

New Business

A. Variance Request – 4712 S. 30th St. – Remove a Load-Bearing and Non-Load-Bearing Wall in the Kitchen: Ms. Volpone 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 in the variance request. Passed 7-0.

B. Insurance Renewal: Mr. Reem moved the Board authorize Holden & Company Insurance, the Association's insurance broker, to bind the policies recommended in the Executive Summary of its Insurance Renewal Proposal dated June 25, for coverage effective July 15, 2024, through July 15, 2025, at a total annual premium not to exceed \$752,578, comprised of the following coverages:

Package Policy (Greater NY: Building Limit \$378,296,159) \$645,143; Boiler & Machinery (Chubb: \$100,000,000) \$19,259; Business Auto Coverage (The Hartford: \$1,000,000) \$14,988; Inland Marine (The Hanover: Limit \$100,000) \$2,020; Primary Crime Coverage (Cincinnati: Limit \$5,000,000) \$3,481; Excess Crime Coverage First Layer (CAN: Limit \$5,000,000) \$883; Non-Profit D&O Liability (Travelers: Limit \$2,000,000) \$16,306; Primary Commercial Umbrella (Great Point: Limit \$25,000,000) \$45,569; Cyber Security (\$2,000,000) \$4,929; Annual Total: \$752,578. Passed 7-0.

C. Pool Management Agreement Renewal: Ms. Volpone moved the Board approve the proposal from High Sierra Pools dated June 18, for pool management services for the 2025 pool season at a total cost of \$199,200. Passed 7-0.

D. FY25 Draft Budget: Mr. Reem moved the Board approve for distribution the FY25 Budget distributed to Board members and Committee chairs on June 17, increasing condominium fees by 3.39%, effective Oct. 1, 2024, and summarized as follows: Total Expenditures: \$9,327,764 (Operating Expenses: \$5,975,367 + Reserve Contributions: \$3,352,397); Total Estimated Revenue: \$9,327,764 (Condominium Fees: \$8,946,877 + Other Income: \$ 380,887); AND

IT IS FURTHER RESOLVED that a copy of the FY25 Budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 7-0.

E. Swimming Pool Rules: Mr. Torres moved the Board adopt/ratify the Pool Rules, as revised by the Pools Committee and already implemented by Management pursuant to recommendations from the pool management company. Passed 7-0.

F. Installation of Seating Bench: Mr. Torres moved the Board accept Management's recommendation to place a seating bench in the courtyard at 4815 – 4820 South 28th St. Passed 7-0.

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

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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

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North Fairlington News
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Every Wednesday Evening Tennis Social 7 – 8:30 p.m. Tennis courts				1 August Pickleball Social 5:30 – 7 p.m. Tennis Court 1	2	3
4	5	6	7 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	8 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	9	10
11	12 Grounds Committee 7 p.m. Hybrid	13	14 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	15 Architectural Control Committee 7 p.m., Community Center Pickleball, 5:30 p.m.	16	17
18	19	20	21 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Pools Committee 7 p.m., Pool 6	22 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	23	24
25	26	27	28 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	29 Book Club 6:30 p.m. Community Center Pickleball Social 5:30 – 7 p.m.	30	31
1 September	2 Labor Day OFFICE CLOSED TRASH PICKUP Last day at Pools 1, 3, 4, + 6	3	4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	5 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	6	7

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