



North Fairlington News

Historic Fairlington Villages

OCTOBER 2024 VOL. 46, No. 10

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

Recognizing New Signs in Our Historic Association

Our colonial revival community now has enhanced cache, with the placement of five signs designating the City of Alexandria section that encompasses Ward VI as the Fairlington Historic District.

The signs were installed under the City of Alexandria's Wayfinding program, which has placed more than 300 signs that orient visitors and residents to the city's historic civic locations, parks, and points of interest.

The city's Transportation and Environmental Services' (T&ES) Traffic Operations group in fall 2023, began planning to install Historic District signs in the city-portion of Fairlington and in Parkfairfax, both of which are on the National Register of Historic

Places. These signs previously were installed in the city's two other National Register communities: Del Ray and Rosemont.

The Fairlington signs' design was a collaborative effort between T&ES and the Fairlington Historical Society (FHS).

It was asked to identify "a typical landmark or building within the Fairlington community," Beth Hoffman, the FHS's president, said in a September interview.

Its members reviewed photographs of Fairlington buildings that were submitted to support the community's application to be listed as a Virginia Historic Landmark and on the National Register of Historic Places, granted in 1998 and 1999, respectively.



COURTESY OF FAIRLINGTON HISTORICAL SOCIETY
Historic District template for new signs.

Once the FHS agreed on a "composite, representative building that is historically correct," Hoffman

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Homeowners' Basis Includes Portion of Annual Condominium Fees

Fairlington owners following the value of their home on the real estate market should be aware that they may face a potential tax hit should they sell, but also that a portion of their condo assessments paid through the years contributed to the capital reserve fund may cushion the blow.

Current tax law grants individual homeowners a \$250,000 exclusion (\$500,000 for joint filers) from capital gain on the sale of a primary residence.

Many individuals who own Fairlington homes may have exceeded the tax exclusion if they have lived in their home for a long period. However, the tax code allows home improvement expenditures, such as renovations and other substantial changes, to be added to an owner's tax basis, or cost of the home.

Condo owners' structural home improvement options are limited by covenant. The condo association

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IMPORTANT REMINDERS

Monday, October 14

Management Office closed
Trash will be picked up

**Tuesday, October 15, through
Friday, November 8**

Halloween decor permitted

**30th Road South circle is not
a school drop-off or pick-up zone
for your kids**

**Autumn is an ideal time to
clean out your dryer vents**

Turf Care Begins with Chelated Iron

In September, in preparation for the first application of leaf compost tea, the Association's landscaper, Lancaster Landscapes, did spot treatments for weeds using an organic, chelated iron herbicide. Chelated iron was applied selectively in areas with dense weeds, where the weeds might inhibit grass growth and undercut the effectiveness of leaf compost tea. A single application of the herbicide may be sufficient.

Where some mineral micronutrients in herbicides, including iron, manganese, copper, and others, break down easily, which changes their chemical properties and lessens their ability to create healthy soil, chelated iron works differently. It is soluble and is more easily taken up by plants. It also acts as an herbicide for broadleaf weeds because these weeds absorb chelated iron products more readily, and in higher quantities, than turf grass. This absorption causes the weeds to quickly dry up and die, without any long-term or adverse impact on turf grass, thus clearing the way for new turf grass growth in those areas.

The first application of organic leaf compost tea will be sprayed on the turf grass in early October. It is a liquid brine made from composted leaves and will deliver natural nutrients and vital microorganisms to our soil, which will "wake up" the soil to support healthy turf growth above and below ground.

A second application of leaf compost tea will be done in the spring. As the soil regenerates itself, the turf should flourish in areas where grass is able to do well, and the need for leaf compost tea applications will be reduced — with the potential for skipping a year between treatments.

Leaf compost tea is non-toxic for humans, pets, wildlife, and the environment. It is safe to walk upon immediately after it is sprayed. The only downside is you may get muddy feet if you walk on it while it is wet.

While it may take a season or two to achieve the accruing benefits of leaf compost tea, we may be able to observe some positive changes as early as this spring.

— Carol McCaffrey and Deborah Sliz,
Grounds Committee members

Three Times a Charm for Leaves

When cleaning leaves and other yard debris from your backyard this fall, please consider recycling them in the free brown paper yard waste bags available at the Management Office. During the month of November, the Association partners with our trash hauler, Capitol Services, to pick up the bags curbside and transport them to the Arlington County Trades Center where they are composted into black soil which is made available to Arlington County residents.

Collection will be on three Thursdays at 12 p.m.: Nov. 7, Nov. 14, and Nov. 21.

Yard waste collection bags are provided for residents at no charge from the Management Office; stop by to collect your parking decal at the same time!

If you have questions about leaf or yard waste removal, please contact the Management Office by calling 703-379-1440 or send an email to office@fairlingtonvillages.com.

NEW SIGNS

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said the design image was refined, working with a member of the city's urban planning staff.

Siting the signs also was a collaborative effort. Hoffman, along with Mary Konsoulis, the Wayfinding Coordinator with T&ES' Traffic Operations, and another T&ES staff member, walked Ward VI looking for high-visibility locations.

The signs were fabricated by the city in-house, with each site then checked "with Miss Utility for any underground utilities," Konsoulis said in a September email. The signs were dropped "into the historic district template provided

in the Wayfinding guidelines," she said.

City workers installed the signs in September at the following locations:

- King Street and S. 28th Street;
- Columbus Street near S. 28th Street;
- Dinwiddie Street and S. 29th Road.;
- Columbus Street off of the S. 30th Street Circle;
- King Street and S. 30th Street.

— Jim Ostroff, Grounds Committee
co-chair



PHOTO BY JIM OSTROFF
A modest post marking our place in history at Columbus Street near S. 28th Street.

We Love Early Birds Getting a Parking Decal

The shape of the 2025 parking decal is a heart! The new 2025 decals are available at the Management Office starting Tues., Oct. 1, 2024. All Fairlington Villages 2024 parking decals in the shape of a kite will expire on Tues., Dec. 31, 2024.

As of Jan. 1, 2025, vehicles without a visible valid 2025 decal in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, with no regard to whether expired permits are displayed.

BEAT THE RUSH

Beat the end-of-the-year rush by visiting the Management Office early. To avoid waiting at the Office, you can schedule an appointment.

The Management Office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please note, we will be closed on Mon., Oct. 14. Please contact us to arrange a

convenient time for you to pick up your parking decal.

DECAL REQUIREMENTS

To be issued a 2025 parking decal:

- Condominium assessments for the unit must be paid and current.
- A current lease must be on file for rented units.
- A current automobile registration must be presented for each vehicle for which a permit is being requested.

No decal may be issued unless each of these requirements is met — there are NO exceptions. You can read the Parking policy in our *Fairlington Villages Handbook for Residents*, please see the "Rules" section on page 71 [online](#).

So, what are you waiting for? Get your new decal today.

If you have any questions, please call the Management Office at 703-379-1440, send us an email at office@fairlingtonvillages.com, or connect via [townSq](#).



Paving Five Lots



PHOTO BY MARK JOHNSON

We are pleased to announce that ProPave, the parking lot contractor, completed the paving of Parking Lot 50 ahead of schedule. Parking Lot 50 is located at 4812-4814 S. 30th Street, as shown above. In total, five parking lots were completely renovated during the month of September.

Speaking of parking, you can get your parking decal ahead of the December deadline — see the article on this page for details.

UNIT SALES

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is, to varying degrees, responsible for infrastructure maintenance. The IRS allows the portion of a condo assessment that is attributable to capital improvement — basically, reserve contributions — to be added to basis.

The IRS has accepted that reserve contributions may constitute tax basis step-up. Sellers should confirm with their accountant or tax advisor. Since 1986, the Association has tracked the annual amount of each model's contribution that may be added to basis. The math is simple: multiply the total annual reserve contribution

by the unit's percentage of Association equity. Management maintains a spreadsheet listing each model's step-up by fiscal year; it is available upon request.

For example, a Clarendon II's reserve contribution in Fiscal Year 2024 is \$1,978. Since the start of Fiscal Year 2000, the reserve total is \$35,538. That means that an owner who purchased the unit on Oct. 1, 1999, and is closing its sale on Sept. 30, 2024, may add \$35,538 to the purchase price basis of the unit for tax purposes.

To continue the hypothetical: If an individual bought the unit for

\$200,000 and sold it for \$500,000, the proceeds after adjusting the basis would be \$264,462, and \$14,462 would be subject to capital gain treatment. (Joint filers would face no taxable gain.)

In a real case, an owner would prorate annual basis adjustments for purchase and sale years to reflect the number of months of paid condo fees. Unit owners also may receive a step-up in basis for the cost of new appliances, replacement windows, and other qualified home improvements.

Again, unit owners selling their
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Activities Around the Village

Have Some Good Cheer at Oktoberfest on October 5

Celebrate Oktoberfest with your neighbors on Sat., Oct. 5, from 6 p.m. to 9 p.m., at the Fairlington Villages Community Center patio at 3005 S. Abingdon St. We will have wunderbar food, drink, and an authentic German band. Dressing in lederhosen or a dirndl is optional!

If you can volunteer for this affair; please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

Free Swap til You Drop on October 20

The 9th Semi-Annual Fairlington Free Clothing Swap will be on Sun., Oct. 20, from 11 a.m. to 3 p.m. at the Community Center parking lot. Come shop for free fall and winter clothing, shoes, and accessories for all ages and genders!

Donations of fall and winter seasonal clothing and accessories in good condition will be accepted at the Community Center parking lot the same day from 8 a.m. to 11 a.m. You do not need to donate in order to shop for items.

Bring your shopping bags! All remaining items will be donated to local charities.

Volunteers are needed from 8 a.m. to 4 p.m. for the Swap. Volunteers get to “shop” while they work. If you would like to volunteer, or have any questions, please email Alexis at freeclothingswap@gmail.com.

Join the Haunting Book Club Discussion on October 24

Please join us on Thurs., Oct. 24 at 6:30 p.m. at the Community Center to discuss *The Haunting of Hill House* by Shirley Jackson. Do not be frightened by the eerie conversation of this gothic horror tale, which genre master Stephen King has identified as one of the



VINTAGE PHOTO COURTESY MANAGEMENT
Oktoberfest 2023 included The Lost Lederhosen German Band.

finest horror novels of the late 20th century.

Our Wed., Nov. 20, book discussion will be on *Madame Bovary* by Gustave Flaubert. Cuddle up with this classic and enjoy. A “novel of French bourgeois life in all its inglorious banality” is the perfect read for fall. Please note the November meeting date accommodates the holiday.

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.

Dress Up for the Halloween Party on October 31

Come in costume to the Children’s Halloween Party on Halloween night, Thurs., Oct. 31, from 5 p.m. to 6:30 p.m. at the Community Center.

The Community Center will be decorated for this family-friendly party and makes a great place for a photo op. Kids can get some early treats of candy and small toys. Families can fuel up on pizza, snacks, and drinks before an evening of trick-or-treating.

We are looking for a few helpful spirits and volunteers; please email activities@fairlingtonvillages.com or call the Management Office at

703-379-1440, if you are interested in sharing your magic for this event!

Play a Scary Good Hand at 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.

End of the Season for 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, 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.

Last Call for Weekly Pickleball Socials on Thursdays

Enjoy the fall weather and meet your neighbors 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; Socials run through Oct. 17. All skill levels are welcome!

Join the Fairlington Pickleball Facebook group: <https://www.facebook.com/share/pv6y61LmL4VGC27f/>.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Condo Fee Increase of 3.39% for Fiscal Year 2025

A copy of the Fiscal Year 2025 (FY25) budget and payment coupons was mailed to you last month. If yours has not arrived, please contact the Management Office to request a replacement. Please remember that monthly assessment payments are due by the 1st of each

month. There is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account.

Assessments have increased by 3.39% for FY25 from Oct. 1, 2024, through Sept. 1, 2025. Please remember to verify that your account payment amount is accurate. There are four payment methods available:

1. Legum & Norman/ Associa ACH direct debit (automatic adjustment).
2. Credit card or e-check offered through Associa/ TownSq (requires manual adjustment by you); you can create your account with TownSq online: <https://app.townsq.io/login>.
3. Coupon payments by check (automatic adjustment).
4. Online bank bill payer accounts (requires manual adjustment by you).

To review the new condominium assessment fees and learn about your payment options in greater detail, please see the [September 2024 newsletter online](#).

Construction Debris Is Not Bulk Trash

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the street curb for pick up as outlined in the Association's Trash Policy found online.

Bulk trash may NOT be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

You can review the complete Trash policy in our *Fairlington Villages Handbook for Residents*, please see the "Rules" section on page 82 [online](#).

Please Practice Good Pet Parenting

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property. Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all

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, leave a message; the officer will return your call. 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

dogs to be leashed and under the control of the owner or a responsible person when off their owner's property (limited common areas). Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.

Read the related policies in our *Fairlington Villages Handbook for Residents*, please see the "Rules" sections on "Noise" on page 70 and "Pets" on page 75 [online](#).

Leaf and Yard Waste Collection in November

Leaf and yard waste collection will be on three Thursdays at 12 p.m.: Nov. 7, Nov. 14, and Nov. 21. See the article on page 2 for full details. Please do not put bagged leaves and yard waste in the 24/7 trash container location.

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, October 2, 2024

The Board of Directors will meet on Wed., Oct. 2, 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 – Sept. 4, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Nov. 6, 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.

townsq Your Digital Gateway Tool

- Stay informed of news related to weather events.
- Get notices in real time of 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>.

Teal Pumpkins Signal a Safe Spot to Stop



A teal pumpkin on your doorstep at Halloween signals that you offer non-food trinkets that are safe for all trick-or-treaters. Keep the non-food goodies in a separate container from candy. Some good non-food options include:

- Pencils, pens, crayons, or markers
- Erasers
- Bubbles
- Bookmarks
- Stickers.

Get more ideas: <https://www.foodallergy.org/resources/ideas-non-food-treats>.

Board Meeting Highlights

The Board held a Regular meeting on Sept. 4, 2024. The following are highlights.

New Business

A. Masonry Repair Project Phase 10 (FY24) – Additional Funds: Mr. Faherty moved the Board authorize Management to sign the change Order with American Restoration in the amount of \$58,195 to cover the increased cost of additional work needed on the parapet walls. The total cost of Phase 10 of the Masonry Repair Program (FY24) is as follows: Masonry Repairs (American Restoration) \$479,945; Consulting and Construction Assurance/Contract Admin. (FEA) \$33,700; TOTAL \$513,645. Passed 9-0.

B. Slate Roofs Preventive Maintenance Program – Wards III and IV (FY25): Mr. Reem moved the Board authorize Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards III and IV at a cost not to exceed \$32,500. Passed 9-0.

C. King Street Tree Planting (FY24): Ms. Alvord moved the Board approve the following proposal from Lancaster Landscapes for tree planting along King Street at a cost not to exceed \$23,000. Passed 5-3-1.

Safe Grilling Techniques Are Easy to Master

As you take advantage of the last days of cooking outdoors with family and friends, please be mindful that the Virginia Fire Prevention Code (VFPC) prohibits the use, operation, or storage of any open-flame cooking device on any balcony, rooftop, or deck of any building or within 15 feet of combustible construction or residential occupancy. The VFPC provides an exception for cooking devices using electricity as the heating source and listed by a recognized testing authority. Violations can result in jail time and a \$2,500 fine.

The required 15 ft. distance is a fire regulation in the Commonwealth of Virginia.

Be sure to follow these grilling safety tips from the Arlington County Fire Department:

- Grills must be used outdoors. Use of a grill indoors or in any enclosed space poses a fire hazard and risk of exposure to toxic gases and potential asphyxiation.
- Position the grill 15 feet away from siding, deck

railings, other combustibles, and out from under eaves or overhanging vegetation.

- Keep children and pets away from the grill area – declare a 3-foot “safe zone” around the grill.
 - Place the grill a safe distance from lawn games, play areas, and foot traffic.
- Do not leave cooking unattended.
- Put out several long-handled grilling tools to give the chef plenty of clearance from heat and flames.
- Periodically remove grease or fat buildup in trays below the grill so it cannot be ignited by heat.

More details can be found [online](#) or call the Arlington County Fire Prevention Office at 703-228-4644. Review the Association's guidelines related to “Grills” in the policy on “Balconies” in *Fairlington Villages Handbook for Residents*, please see the “Rules” section on page 53 [online](#).

UNIT SALES

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units should consult with their accountant or tax adviser. Owners should consult their accountant or tax adviser for details. Unit owners without either should consult with one for the tax year in which they intend to recognize the capital gain.

— *Original by Bennett Minton,
Edited by Management*

Please Avoid Decor Dressed Up as Danger

Halloween is right around the corner! As Fairlingtonians start thinking about decorating their homes and the common elements with every manner of ghostly and ghoulish delight, please keep the safety and the health of our landscaping in mind as you decorate.

1. Keep the stairways and side-walks free of ground level decorations (e.g., Jack-O-Lanterns, pumpkins/gourds, lanterns etc., making sure all handrails are accessible to those needing them.
2. Do not leave burning candles unattended, including Jack-O-Lanterns.
3. Kindly refrain from applying cobwebs or spiderwebs to the landscaping.
4. Please remember that all Halloween decorations are permitted from October 15 to November 8.
5. Do not hide extension cords under rugs.
6. Any exterior decorations outside of these specific ranges of dates requires a Variance request to the Board of Directors.

Read the related policies in our *Fairlington Villages Handbook for Residents*, please see the “Rules” sections on “Balconies” on page 51 and “Decorations” on page 55 [online](#).

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 October	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Tennis Social, 7 p.m.	3 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	4	5 Oktoberfest 6 – 9 p.m. Community Center
6	7 Grounds Committee 7 p.m. Hybrid	8	9 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Tennis Social, 7 p.m. Tennis courts	10 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	11	12
13	14 Indigenous Peoples' Day Columbus Day OFFICE CLOSED TRASH PICKUP	15	16 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Tennis Social, 7 p.m. Tennis courts	17 Architectural Control Committee 7 p.m., Community Center Pickleball, 5:30 p.m.	18	19
20	21	22	23 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	24 Book Club <i>We Begin at the End</i> , 6:30 p.m. Community Center	25	26
27	28	29	30 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	31 Children's Halloween Party 5 p.m. Community Center	1 November	2
3	4	5	6 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	7 Yard Waste Collection	8	9

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