



North Fairlington News

Historic Fairlington Villages

SEPTEMBER 2024

VOL. 46, No. 9

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

Board Sets 3.39% Increase in Condo Fees for Fiscal Year 2025

At its Aug. 7 meeting the Board of Directors approved a \$9,327,764 budget for Fiscal Year 2025 (FY25), which begins on Oct. 1, 2024. Under the new budget, Association spending, including operating expenses and reserve contributions, will rise by \$399,996 (4.5%) over the FY24 budget, while condo fees will increase by a lower 3.39%, largely due to a rise in the Association's interest income.

The total amount of the final FY25 budget, including the sums allocated to operating expenses and reserve contributions, is the same as the total amount of the draft budget mailed to homeowners in July. However, as discussed at the July 24 Homeowners'

Budget Forum, within operating expenses, the final FY25 cost of our insurance policies has increased by an additional \$5,274 from the amount contained in the draft, and the final budget for FY25 water and sewer costs has been reduced by the same amount. Homeowners will receive a copy of the final FY25 budget, a summary of key budget components, and payment coupons in the mail by early September. New individual condo fee assessments for each unit type appear on page 2.

FY25 BUDGET PRIORITIES

FY25's budget priorities are three-fold. First, programming operating funding to maintain our present

level of community services while continuing to address inflationary pressures (3.3% per annum rate of increase for core prices as of June 2024); second, maintaining full funding of our reserve account in accordance with the recommendations of our 2024 Reserve Study Update; and third, accomplishing critical reserve projects at an accelerated pace, particularly projects that were deferred or scaled back during the pandemic.

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New condo fee assessments for each unit type appear on page 2, as well as payment options.

Labor Day: September 2

Management Office closed
Trash will be picked up

Pools Close in September

Last day hours 11 a.m. to 8 p.m.
Mon., Sept. 2 Pools 1, 3, 4, + 6
Sun., Sept. 8 Pool 5
Sun., Sept. 29 Pool 2



Review Your Insurance Deductible Coverage!

The Association's Master Insurance Policies renewed on July 15. With the renewal, the deductible for all perils / losses *except flood and earthquake* for which the Master policies are primary was raised from \$25,000 to \$50,000. The Deductible for flood and earthquake events was raised from \$50,000 to \$100,000. Yes, you read that correctly — \$100,000.

Please consult with your insurance carrier to confirm you carry endorsements to your HO6 or HO3 insurance policies to ensure they carry the appropriate coverage of \$50,000 to cover the new deductible amount in the event it is assessable to you. Property Coverage under the master policy includes the unit interior walls,

continued on page 7

A Handy Book for Residents

We are pleased to announce the Tenth Edition of the *Fairlington Villages Handbook for Residents* is now available online. You will find several updates, as well as new "Rules," such as balconies, egress windows, noise, parking, pets, and variances.

Condominium Assessment Payments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for PacWest Bank to post the payment to your Unit Account Ledger on or before the 15th day of the month. There are four payment methods available:

- **Legum & Norman/Associa ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your personal bank on a variety of terms. It is imperative that

you include your Fairlington Villages seven-digit account number on your payment to ensure prompt processing.

- **Credit Card or E-Check Offered Through Associa/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with PacWest Bank. You need to update this payment option in October to adjust for any increase in the assessment.
- **Coupon Payments by Check.** Payments must be accompanied by a payment coupon. Please also include your seven-digit FVAC Unit Account number on the check. Mail lock box payments by check to:
Fairlington Villages
c/o Legum & Norman, Inc.
P.O. Box 105771
Atlanta, GA 30348-5771

Coupon and check payments are not accepted at the Management Office.

If you have any questions, please call the Management Office at 703-379-1440 or send us an email at office@fairlingtonvillages.com.

Condominium Fees

By Type of Unit
Fiscal Year 2024 & 2025
effective October 1, 2024

TOWNHOUSE UNIT	% of Ownership	FY 24	FY 25
Georgetown	.0514915	\$371	\$384
Edgewood	.0638990	\$461	\$476
Clarendon II	.0620376	\$447	\$463
Clarendon	.0663770	\$479	\$495
Dominion II	.0800294	\$577	\$597
Dominion	.0856077	\$617	\$638
Arlington	.0893306	\$644	\$666

APARTMENT UNIT	% of Ownership	FY 24	FY 25
Braddock	.0421257	\$304	\$314
Braddock II	.0428068	\$309	\$319
Braddock III	.0371580	\$268	\$277
Braddock IV	.0371580	\$268	\$277
Braddock V	.0378391	\$273	\$282
Fairfax	.0527305	\$380	\$393
Richmond	.0514915	\$371	\$384
Staunton	.0545273	\$393	\$407
Bradford	.0539695	\$389	\$402
Berkeley	.0589372	\$425	\$439
Ashlawn	.0681797	\$492	\$508
Ashlawn II	.0570112	\$411	\$425
Sherwood	.0557722	\$402	\$416
Barcroft	.0619730	\$447	\$462
Barcroft II	.0582501	\$420	\$434
Barcroft III	.0594950	\$429	\$444
Hermitage	.0638990	\$461	\$476
Monticello	.0719025	\$519	\$536
Mt. Vernon	.0763065	\$550	\$569
Buckingham	.0594950	\$429	\$444

Board adopted Aug. 7, 2024

FY25 BUDGET

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OPERATING EXPENSES

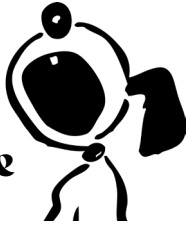
Operating expenses, which include all expenditures funding the day-to-day operation of the community, are programmed to increase by \$312,273 (5.5%) to more than \$5.9 million (64.1% of the budget) in FY25. Over 40% of this growth stems from a \$133,379 (26.1%) increase in the cost of the master insurance policy covering our buildings — a rise that tracks the industry-wide trend of large insurance premium increases due to an increasing number of claims and escalating replacement and reinsurance costs. Payroll costs increase by 3.4% and include a 3% employee cost-of-living adjustment and a similar growth in health insurance costs. Other projected

FY25 increases in operating costs encompass a rise in the cost of general maintenance (3%) and increases in major service contract costs, including grounds maintenance (1.5%), janitorial service (5.4%), the patrol service (5%), and trash removal (8.4%), largely due to significant increases in Arlington County dump fees. In contrast, the cost of the pool contract will decrease (-3.1%).

Budgeted FY25 water and sewer costs, which comprise about 90% of our utilities expenditures, increase by 1.1% (\$11,199) from FY24. Rises in Arlington County (5.4% estimated) and City of Alexandria (5.1%) fees continue to be offset by decreased use as the COVID-19

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Sound Off on Dog Noise



Excessive dog barking violates our noise rule. Excessive barking is defined as at least once per minute for 10 consecutive minutes in Arlington County, or “heard for more than five consecutive or non-consecutive minutes in any 10-minute period of time” in the City of Alexandria.

Please practice good pet parenting. Read the related rules in our *Fairlington Villages Handbook for Residents* online, please see the “Rules” sections on “Noise” on page 70 and “Pets” on page 75.

REMINDER: 30th Road South circle is not an elementary school drop-off or pick-up zone for your kids.

Resale Inspections and Variance Requests

Did you know that the lack of an approved variance can delay the sale of your unit?

Recently homeowners have encountered delays selling their units because of violations found during the resale inspection of the unit. If you are considering selling your home, you must request condo resale documents. The resale documents cost \$317.95 and must be paid by check before we can begin preparing the paperwork. You can request the resale documents by emailing office@fairlingtonvillages.com or by calling the Management Office at 703-379-1440.

The resale documents will include a resale inspection (usually performed on Tuesdays).

If an undocumented modification or change contrary to our policies is found during the inspection, it will trigger a violation.

Correcting the violation will require a Variance Request with an engineer’s letter and a review from the Architectural Control Committee (ACC) and approval by the Board of Directors. All Variance Requests must be submitted to the committee by the first of the month. The ACC meets on the third Thursday of the month.

Upon a recommendation of approval, the Board of Directors will then review your request at the next monthly meeting (usually the first Wednesday of the month).

You can find a Variance Request Form [online](#).

For information on existing standard variances, please see the ACC’s [web page](#). Variance Requests are discussed in our *Fairlington Villages Handbook for Residents*, please see the “Rules” and the “Appendix” sections online.

Grounds Committee Frequently Asked Questions

Q: What does the Fairlington Villages Grounds Committee do?

A: The Grounds Committee works to maintain the health and beauty of Fairlington Villages’ natural environment by advising the Board of Directors on matters relative to that environment and by working with the Management staff to make decisions relative to changes that need to be made. The committee also reviews residents’ requests and recommends to the Board expenditure of budgeted funds.

For a complete description, please visit the committee’s web page at <https://fairlingtonvillages.com/grounds/>.

Q: Who serves on the Grounds Committee?

A: The committee is made up of volunteers and membership is open to all Fairlington Villages residents.

Q: Does the Grounds Committee have any policies or guidelines for its decisions?

A: Yes. The committee seeks to foster greater growth of native plant species in Fairlington Villages and the removal of plants deemed invasive, as defined by statute by Arlington County and the City of Alexandria. The committee follows the “[Landscaping Policy and Approved Plant List](#)” and prioritizes decisions using its “Guidelines” listed on the [committee’s web page](#).

Q: Do I need permission from the Grounds Committee to plant or change plantings around my unit?

A: Yes. Planting in common areas requires prior approval of the committee. Please review our “[Landscaping Policy and Approved Plant List](#)” on the committee’s web page prior to planting in common areas or in your patios.

In addition, *do not* use any plants deemed invasive by [Arlington County](#) or the [City of Alexandria](#). Fairlington Villages spends thousands of dollars removing these invasive plants from common areas each year. These lists are easily found online by searching ‘Arlington invasive plant list’ or ‘Alexandria invasive plant list’ or clicking on the links provided above.

Q: I do not like the plantings in front of my unit, will the Association replace them if I ask?

A: The committee may approve a request to replace plantings depending upon budget availability, the quality of the existing plantings, a desire to reduce non-native plantings in the condominium, and other factors.

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Activities Around the Village

Start Autumn with the Book Club on September 26

Please join us on Thurs., Sept. 26, at 6:30 p.m. at the Community Center, 3005 South Abingdon St., to discuss *We Begin at the End* by Chris Whitaker. *Kirkus Reviews* calls it an “impressive, often lyrical thriller. Whitaker crafts an absorbing plot around crimes in the present and secrets long buried, springing surprises to the very end. A fierce 13-year-old girl propels this dark, moving thriller.”

Our Thurs., Oct. 24, book discussion will be on *The Haunting of Hill House* by Shirley Jackson. Come and join us for a spooky discussion on a classic “that has been hailed as a perfect work of unnerving terror.” All humans are welcome to join us in discussing this Halloween thriller, please leave your ghosts at home!

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.

If You Like Rummy, Try 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.

Fall in 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, 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.

Skip the Falafel at Weekly Pickleball Socials on Thursdays

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/>.

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.

Pool Season Ends This Month

Pools 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.

Last Committee Meeting

The last meeting for the Pools Committee will be in September; the date and location were not available at press time. Please email pools@fairlingtonvillages.com for details.

Mind the Rules at the Pools

Please see our [Pool Rules online](#). 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.



Achtung! Volunteers Needed on October 5 for Oktoberfest

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

We need volunteers for this event; please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440, if you are interested in lending a hand for this annual celebration!



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Assessment Increase Begins October 1

The Fiscal Year 2025 (FY25) budget adopted by the Board of Directors on Aug. 7, 2024, provides for a 3.39% increase of assessments effective with the Oct. 1, 2024, payment. A copy of the Final FY24 Budget and new payment coupons was mailed to unit owners in mid-

August. If you did not receive the mailing, please contact the [Management Office](#).

Adjust Your Automatic Payment Amount ASAP

Please see the article on page 2 outlining the payment options available to pay condo fees. Thank you in advance for making the payment amount adjustment as soon as possible so that your Oct. 1, 2024, assessment payment will be in the correct amount!

Open for Business on Saturdays

We welcome you to take advantage of Saturday hours, from 9 a.m. to 2 p.m., to conduct business at the Management Office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative staff are available on Saturday. If you need to speak with one of the managers, please contact the Office from 8:30 a.m. to 5:30 p.m. Monday through Friday.

Drop It in the Bin Quietly

Please be kind to your neighbors who live near the trash container locations. Disposal of trash into the trash containers located at the various trash container locations throughout the property is permitted from 6 a.m. to 10 p.m., seven days a week.

Please make sure your use of the bins is respectful to your neighbors surrounding them by making your deposits as quietly as possible and avoiding the deposit of trash in the evening hours. Deposit your trash as close to the morning pick-up times as possible to avoid unnecessary odors and prevent overflow of the containers.

Do Not Trash the Place with Overflow

If you have trash that will overflow the containers, or bulky cardboard for recycling, please use the 24/7 trash and recycling locations: behind the Management Office near the maintenance yard, just after the intersection of 29th and Abingdon Streets, toward Abingdon School.

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

Paving Way to Improvements

Be on the lookout for improvements this fall to parking lots #14 (3044 – 3052 S. Buchanan St.), #16 (2826 – 2832 S. Buchanan St.), #30 (4812 – 4838 28th St. South), #45 (2826 – 2838 Buchanan St.), and #50 (4812 – 4814 30th St. South); all in Arlington County.

Let Your Speedometer Fall in Our Neighborhood

The passing of Labor Day signals the virtual arrival of fall. Back to school means children walking home, catching buses, or meeting with friends. Please remember that the 30th Road South circle is not an approved drop-off or pick-up location for students. Also be mindful of pedestrian and vehicular traffic around Abingdon School.

The cooler weather brings more joggers, walkers, and strollers to our outdoors-loving community. Please use care — and slow down — when driving in the neighborhoods.

The News is published by
Fairlington Villages,
A Condominium Association

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(Pickleball), and Soleil You (Joint)
tennis@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 Wednesday, September 4, 2024

The Board of Directors will meet on Wed., Sept. 4, 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 – Aug. 7, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Oct. 2, 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.

GROUNDS FAQ

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Q: How do I make a request to the Grounds Committee?

A: Submit your request to include a plant list (with common and scientific names), a design (a hand drawn plan is sufficient), and which plants are to be removed (if any), to grounds@fairlingtonvillages.com.

Q: I put in a request to the Grounds Committee, but I have not heard back.

A. You should get a response within a few days. If not, please follow-up with an additional [email](mailto:office@fairlingtonvillages.com) or a call to the Management Office at 703-379-1440.

Q: How long will it take for my request to be approved?

A: The committee reviews requests at its monthly meeting and approves budget expenditures quarterly within the limits of the annual budget approved by the

Board of Directors. Because it must parcel money out over the course of 12 months, action on some requests may be delayed as the committee anticipates other needs that may arise before the end of the budget year.

Q. What else does the Grounds Committee do?

The committee hosts an annual Plant Sale the same date as the Yard Sale. The committee also offers a wealth of information about plants, rain gardens, and tree tours on the committee's web page.

If you have more questions, please send an email to grounds@fairlingtonvillages.com.

How wicked! Halloween decorations are permitted from October 15 through November 8.

Board Meeting Highlights

The Board held a Regular meeting on Aug. 7, 2024. The following are highlights.

New Business

A. Variance Request – 3065 S. Woodrow 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. FY25 Draft Budget: Mr. Reem moved the Board adopt for distribution the FY25 Budget as published for comment and with amendments, if any, increasing condominium fees by 3.39%, effective Oct. 1, 2024, summarized as follows and as shown in the comparison sheet: Total Expenditures of \$9,327,764: Operating expenses: \$5,975,367, and Reserve contributions: \$3,352,397; Total Estimated Revenue of \$9,327,764: Condominium fees: \$8,946,877, and Other Income: \$380,887. Passed 7-0.

C. FY24 Parking Lot Renovations: Mr. Faherty moved the Board approve the following proposal from ProPave for parking lot renovation work: Lot #14 (3044-3052 S. Buchanan St.) \$67,799; Lot #16 (2826-2832 S. Buchanan St.) \$37,353; Lot #30 (4812-4838 S. 28th St.) \$77,264; Lot #45 (2826-2838 S. Buchanan St.) \$53,607; Lot #50 (4812-4814 S. 30th St.) \$54,011; Total Reserve Project: \$290,034. Passed 7-0.



Be in the Know via townSq

- Stay informed of news related to weather events.
- Get notices in real time of maintenance work in Fairlington Villages.
- Pay your condo fees.
- Make a request to Management staff.
- Sign up: <https://app.townsq.io/login>.

FY25 BUDGET

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pandemic recedes and our residents spend less time at home.

RESERVE CONTRIBUTIONS

In accordance with the recommendations of our recently completed June 2024 5-year Reserve Study Update, condominium fee-funded reserve contributions will continue to increase by 1% per year to fully fund our reserve account in order to execute critical infrastructure projects such as slate roof replacement and building masonry repairs. In FY25, this 1% increase equals \$31,723, with total FY25 reserve contributions rising to more than \$3.352 million (35.9% of the budget) when an additional \$148,400 in reserve interest income is included in the total.

RESERVE EXPENSES

As was the case in FY24, FY25 programmed 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 (Ward V) of backyard fence replacement, \$629,000 for renovation of Ward IV’s multiunit apartment building common areas, \$420,000 for slate roof replacement, \$450,000 for the eleventh phase of masonry repairs, \$250,000 for wood trim replacement in Ward VI, and \$100,000 for renovation of the Community Center. Our projected year-end reserve account balance is expected to decrease

from approximately \$7.1 million at the end of FY24 to about \$7 million at the end of FY25.

INCOME

FY25’s \$9,327,764 budget will be funded by \$8,946,877 in income from condo fees (95.9% of the total) and \$380,887 in income from other sources (4.1% of the total). Other income, which is projected to increase by 39% in FY25, includes estimated interest income on the Association’s investments in certificates of deposit and U.S. Treasuries (\$265,000: a \$100,000 increase from FY24), as well as revenue from unit resale packets (\$25,000), rental of the Community Center and pools (\$35,000), late fees assessed on delinquent homeowner accounts (\$15,000), and services provided to the Fairlington Court Homeowners’ Association (\$12,669).

— Harold Reem, Treasurer

INSURANCE

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original floors, original fixtures, original permanently installed items in the kitchen and bath such as cabinets and counter tops, sinks, commodes, bathtubs, and showers, on a replacement cost basis.

The master policy does not cover any building upgrades by unit owners over the years, such as wallpaper, carpeting, flooring, cabinets, countertops, or added built-ins. It also does not cover any of the unit owner’s or renter’s personal property. The renewed master policy is now subject to a \$50,000 deductible for all perils for which a unit owner may be responsible under the Association’s policy resolution on Insurance Claims-Deductible Responsibility.

See the “Loss Assessment Coverage Letter” [online](#) and the “Insurance” section in *Fairlington Villages Handbook for Residents*, 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 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. Tennis Social, 7 p.m.	5 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	6	7
8 Last day at Pool 5	9 Grounds Committee 7 p.m. Hybrid	10	11 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Tennis Social, 7 p.m. Tennis courts	12 Pickleball Social 5:30 – 7 p.m. Tennis Court 1	13	14
15	16	17	18 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Tennis Social, 7 p.m. Tennis courts	19 Architectural Control Committee 7 p.m., Community Center Pickleball, 5:30 p.m.	20	21
22	23	24	25 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center Tennis Social, 7 p.m. Tennis courts	26 Book Club 6:30 p.m. Community Center Pickleball Social 5:30 p.m., Court 1	27	28
29 Last day at Pool 2	30	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 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

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