



North Fairlington News

Historic Fairlington Villages

NOVEMBER 2024

VOL. 46, No. 11

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

Three November Dates 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 noon: 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!

See the related article on page 2. 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.

Consider Renting the Community Center for Your Next Event

One of the perks of living at Fairlington is being able to rent our spacious Community Center located at 3005 S. Abingdon St. The rates for the Community Center are listed on the Rental Form on our website at <https://fairlingtonvillages.com/forms/>; one form is for North Fairlington residents and the other is for South Fairlington residents.

Restrictions

Events are limited to 100 people and no items or decorations can be placed on the walls, ceiling, windows, or curtains. All indoor furniture must remain within the Community Center and cannot be moved to the patio. Please see the [Rental Form](#) for complete details on restrictions.

Keys

The keys to Community Center can be picked up from the Management Office at 3001 S. Abingdon St. during our normal business hours. For events taking place on Sunday, you need to pick up the keys no later than 12 noon on Saturday. Failure to pick up the keys may

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Fees and Payments

Please note, we will not make any reservations without payment of the Rental Fee and the Security Deposit at the Management Office. The Security Deposit will be refunded 2-4 weeks after your event as long as the room is in the good condition it was before the event.



IMPORTANT REMINDERS

Yard Waste Curbside

Thursdays at noon: November 7, November 14, November 21

Veterans Day, November 11

Management Office will be open and Trash will be picked up

Thanksgiving Weekend

Management Office will be closed November 28 to December 1
Trash will not be picked up Nov. 28

Decorating Dates

Halloween decor is permitted through November 8
Year-end holiday decorations are permitted Nov. 15 to Jan. 15

Autumn is a perfect time to clean out your dryer vents

The Best Oktoberfest



PHOTO COURTESY OF MANAGEMENT

Read about Oktoberfest 2024 on page 4.

Fall Patio Yard Cleanup Made Easy

Help our pollinators and songbirds by minimizing your yard cleanup with these three easy steps.

1. **Leave the heads and stems.** Seed heads from purple coneflowers and black-eyed Susans, among other plants, continue to feed the birds after the blossoms have faded. Also, several of our native bees and other insects overwinter in the stems of plants that leave woody-type stems. If there no longer is a seed head, you can help the insects by cutting the plant stems back by half; or cut to the ground, gather the cut stems, and lean them against the fence in a corner.

2. **Leave the leaves, too.** Fallen leaves provide habitat and food for wildlife. Many of our native moths and butterflies overwinter in fallen leaves either in the form of caterpillars or chrysalises. Many insects live or hibernate in the fallen leaves, and all are food for birds, chipmunks, turtles, and salamanders. Some butterflies and fireflies lay their eggs in leaf litter. If we toss all those leaves, we are destroying habitat and throwing out key components of the food web, not to mention next summer's kaleidoscope of butterflies and sparkle of fireflies.

Too many leaves will damage or kill the lawn by smothering it. Yard waste collection will be on three Thursdays at 12 noon: Nov. 7, Nov. 14, and Nov. 21. During the last leaf collection, they will leave the leaves behind our units in the shrub borders, around trees, and in the wooded areas. Those leaves help retain moisture

in the soil around the tree's roots, and, when they break down, provide organic matter to the soil around the tree. The fallen leaves also provide a soft landing for caterpillars and chrysalises that fall out of the tree in autumn to look for a warm safe place to overwinter.

3. **Wait for fifty.** Do spring cleanup after temperatures are consistently above 50 degrees Fahrenheit day and night. Our native insects will emerge by then and be busy pollinating our spring flowers and our songbirds' babies will start to hatch.

— Angela McNamara,
Extension Master Gardener and
Grounds Committee co-chair

Hats Off to Another Awesome Oktoberfest



PHOTO COURTESY OF MANAGEMENT
Oktoberfest 2024 was a great chance to visit with neighbors and don traditional hats for the occasion. Read the whole story on page 4 and see more photos on page 7. Be sure to mark your calendar for the upcoming dates of fantastic festivities in Fairlington Villages as we prepare for the winter holidays that share the holiday cheer with donations.



Please Dress Up Your Decor Safely

The ghosts of Halloween might still be with us, but we should not need to be afraid of our decor! As many Fairlingtonians are getting cozy and turning their thoughts to decorating for the winter holidays around the Village and the common elements, please keep the safety of our neighbors and the health of our landscaping in mind.

1. Halloween decor is permitted through Fri., Nov. 8.
2. Year-end holiday decorations are permitted Fri., Nov. 15 to Wed., Jan. 15.
3. Any exterior decorations outside of the specified date ranges require a Variance request to the Board of Directors.
4. Keep the stairways and sidewalks free of ground level decorations (e.g., pumpkins/gourds, bales of hay, lanterns etc., making sure all handrails are accessible to those needing them.
5. Remove packages from your porch promptly, leaving it clear for postal workers or other deliveries.
6. Do not leave any burning candles unattended, including Jack-O-Lanterns.
7. Kindly refrain from applying cobwebs or fake snow to the landscaping; it can be harmful to birds and other wildlife.
8. Do not hide extension cords under rugs.

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](#).



Thankful for Good Pet Parents in the Village

Pet owners are reminded that the Arlington County and City of Alexandria Codes, as well as Fairlington Villages' Rules and Regulations, require dog(s) be kept on-leash while in public spaces. Management is receiving many complaints on the subject. Visit the BringFido [online](#) listing of parks where dogs can be off-leash. In the City of Alexandria: Eugene Simpson Stadium Park and Founders Park. In Arlington County: Benjamin Banneker Park, Clarendon Dog Park, Dog Park at Fort Barnard Park, Glencarlyn, James Hunter Dog Park, Madison Community Canine Area, Shirlington Park, Snouts & Stouts, Towers Park, and Utah Park.

And of course, please be sure to scoop the poop and use the proper bins for dog waste disposal! Please know that 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.

We Love Being Prepared with a Parking Decal

The shape of the 2025 parking decal is a heart! The new 2025 decals are available at the Management Office. 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.

NAVIGATE NOVEMBER DATES

Beat the holiday 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 open on Mon., Nov. 11; we will be closed Thurs. Nov. 28 through Sat., Nov. 30.

COMMUNITY CENTER

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result in a \$100 charge against your \$350 Security Deposit if our staff is required to take action when the Management Office is closed. All keys must be returned within 24 hours.

Cancellations

The rental fee and security deposit will be refunded if the request to cancel the event is made in writing two weeks before the event. No exceptions.

More Information

Please refer to the [Rental Form](#) for complete details of the terms. If you have any questions, please

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](#).

Plan now to get your new decal.

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](#).



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



PHOTO BY JIM OSTROFF

Go paperless with email delivery of the newsletter — simply contact the [Management Office](#).

Activities Around the Village

Give Thanks for a Lucky 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.



Review Provincial Manners with the Book Club on November 20
Please join us on Wed., Nov. 20, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *Madame Bovary* by Gustave Flaubert. Fall into this story of "a young woman who marries a country doctor and becomes disillusioned with her provincial life."

Come ready to celebrate with us on Fri., Dec. 13, at 6:30 p.m. at our annual Book Club Holiday Potluck. Please bring a wrapped book in new condition if you would like to participate in the White Elephant book exchange. We also kindly request you contribute a food or drink item to our Potluck. A registration list and additional details can be found on our Facebook page.

Please note the November and December dates accommodate the holidays.

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.



Counting Down to the Annual Holiday Party on December 5
Fairlington Villages' annual community Holiday Party will be on Thurs., Dec. 5, from 7 p.m. to 9 p.m. at the Community Center. Celebrate the holidays with your neighbors while spreading holiday joy by bringing your Toys for Tots and food bank contributions!



Seeking Some Elves for Santa's Visit on December 7

The most famous North Pole resident is planning a special appearance for younger Fairlingtonians at the Community Center on Sat., Dec. 7, from 10 a.m. to 11:30 a.m. This family-friendly Morning with Santa is a great opportunity to take your child's picture with Santa (please bring your own camera or device).

Discover more fun Oktoberfest 2024 photos on page 7

PHOTO COURTESY OF MANAGEMENT
We are pleased that Oktoberfest 2024 in Fairlington Villages was our biggest yet. These extraordinary events depend on superb volunteers. Join the fun and give a little time to your community; you do not have to volunteer for every activity.

Sharing is caring with Toys for Tots and food bank contributions!

Our winter holiday wish is to have a few helpers to make Santa's visit a success. If you can volunteer for this family-centered event, please email the Activities Committee at activities@fairlingtonvillages.com or call the Management Office at 703-379-1440. Your community spirit to help is sure to be recognized by the jolly Ol' Elf!

Thankful for Socials

What a fun year of Tennis and Pickleball socials. We keep on growing both groups with participants and interests. We look forward to seeing you all next year.



Danke for Oktoberfest

On Oct. 5, Fairlington celebrated its biggest Oktoberfest to date. Seeing so many residents of all ages decked out in their lederhosen and dirndls to join the festivities and enjoy live German music from

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Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Celebrating a Lucky Seven!

As I mark my seventh anniversary with Fairlington Villages, I really cannot thank the Fairlington community enough for continuing to entrust me with the tremendous responsibility of leading its management team. From all of us at the Management Office and on the Maintenance Team, our sincerest

wishes to each of you for the best in the coming Holiday season!

Management Office Will Close for Thanksgiving

The Management Office will be closed on Thurs., Nov. 28, and open again at 8:30 a.m. on Mon., Dec. 2. We wish you a happy Thanksgiving holiday.

Decorating with November Dates and Safety

Please keep stair-steps, railings, and sidewalks clear of seasonal decorations for safety.

Please remember that Halloween decorations must be removed by Fri., Nov. 8. Year-end holiday decorations are permitted from Fri., Nov. 15 to Wed., Jan. 15.

Permission may be granted to decorate the common area of multiunit buildings (e.g., front door, porch, hallway, stairway) if residents all agree on the décor and present a "Request for Decorating Shared Common Areas Approval Form" available [online](#).

Remember to Turn Off Outside Water Faucets

With the approaching potential for extended freezing temperatures, please be sure to turn off the supply valve for your outside water faucet, also referred to as a hose bibb or spigot. This reminder applies to all townhouse residents and those multiunit building residents with unit space in the basement: A-level apartments or B-level units with basement storage.

If you have an outdoor faucet shutoff valve within your control, it is your responsibility to shut off the water at that location for the winter. If the pipes freeze and cause damage, the repair costs could be significant and charged to you. If you are unsure whether you are responsible for a water faucet shutoff valve, please contact the Management Office.

Identify Your Unit's Water Main Shutoff Valve

As the conversion of the greater Fairlington community from a single apartment complex to seven distinct condominiums progressed in the mid-1970s, the finer aspects of the architecture and structure of several of the building models changed to reflect

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

improvements as development moved from South Fairlington to North.

As a result of engineering "field adjustments," the physical placement of the water main shutoff valves in the multiunit buildings is not consistent. The Association does not know and cannot confirm which of the four to six water main shutoff valves in the multiunit buildings serves which of the units. Any tags that might be found on valves inside the cabinet were placed there by the developer at the time of conversion; a master listing was never provided to the Association and the labels have not been maintained.

The unit owner is responsible for the valve and related maintenance. If you reside in a multiunit building and need to have your water main replaced, please have your plumber confirm which valve is yours before any work is started. You do not want to go through the expense of a valve replacement only to discover the valve serves your neighbor's unit!

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, November 6, 2024

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

Your Digital Community Connector

- 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 the Management Office.
- Receive reminders regarding committee meetings.
- Visit the "Documents Library" for research.
- Check out exclusive deals and offers.
- Sign up: <https://app.townsq.io/login>.

OKTOBERFEST

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The Lost Lederhosen German Band was wonderful. Traditional German fare was served, including bratwurst, sauerkraut, pretzels, and, of course, beer! We were also treated to a special taste of Wisconsin (thanks to the German-American ancestry from the region) with brats cooked in beer, onions, garlic, and butter.

Oktoberfest would not have been possible without our wunderbar volunteers and staff. A barrel of thanks to Carol Bell; Allison and Will Burke; Mary Cusick; Oscar, Kelly, Joyce and Digliane Giron; Pat Horvath; Anne Knabel; Tim and Laurie Kuhl; Warene Sheridan; BFS; and Susan Tatum for their assistance in hosting the event!

Board Meeting Highlights

The Board of Directors held a Regular meeting on Oct. 2, 2024. The following are highlights.

New Business

A. Rules Violation – Hearing:

Ms. Alvord moved that having conducted the Hearing and following the review and evaluation of all evidence the Board assesses \$50 for the Rules Violation and that the matter be sent to Legal Counsel for an opinion on the matter, in particular how it may be governed by Article 6, Section 8 of the Bylaws. Passed 7-0 with President Torres not participating in the vote.

B. Employer’s Voluntary Contribution to a Simplified Employee Pension (SEP) Plan: Mr. Faherty moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of Oct. 1, 2023, through

Sept. 30, 2024. Passed 8-0.

C. Transfer of FY24 Excess

Assessments to FY25: Mr. Reem moved the Board authorize that any excess of membership assessments collected over and above the member operating expenses of the condominium for the fiscal year ending Sept. 30, 2024, shall be applied against member assessments for fiscal year 2025, commencing Oct. 1, 2024, as provided by Revenue Ruling 70-604. Passed 8-0.

D. Rotten Wood Replacement

Ward IV: Mr. Faherty moved the Board authorize Management to contract with Middeldorf Property Services, Inc., for rotten wood replacement in Ward IV at a cost of \$338,612. Passed 8-0.

E. Community Center Renovation:

Ms. Lankford moved the Board table the resolution on renovation of the Community Center and authorize Management to work with the designer, and two members of the Board, to combine aspects of both designs. Passed 8-0.

F. Fall Plant Replacements:

Mr. Faherty moved the Board authorize Management to contract with Lancaster Landscapes, Inc., for replacement plants at a cost of \$14,737. Passed 8-0.

G. Ward V Renovation Planting:

Mr. Faherty moved the Board authorize Management to contract with Lancaster Landscapes, Inc., for the Ward V Renovation Planting at a cost not to exceed \$30,000 with priority given to enhancements. Passed 6-1-1.



**Enjoying
Oompah
Sounds
Around
the Village
in October**



PHOTOS COURTESY OF MANAGEMENT
Oktoberfest 2024 included The Lost Lederhosen German Band, grilled brats, and plenty of fun.

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 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 12 noon	8	9
10	11 OFFICE OPEN TRASH PICKUP Grounds Committee 7 p.m. Hybrid	12	13 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	14 Yard Waste Collection 12 noon	15	16
17	18	19	20 Canasta Club 10:30 a.m. – 1:30 p.m. Book Club 6:30 p.m. Community Center	21 Yard Waste Architectural Control Committee 7 p.m., Community Center	22	23
24	25	26	27 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	28 Thanksgiving OFFICE CLOSED TRASH WILL NOT BE PICKED UP	29 OFFICE CLOSED TRASH PICKUP	30 OFFICE CLOSED TRASH PICKUP
1 December	2	3	4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	5 Holiday Party 7 – 9 p.m. Community Center	6	7 Morning with Santa 10 – 11:30 p.m. Community Center

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