



North Fairlington News

Historic Fairlington Villages

DECEMBER 2024

VOL. 46, No. 12

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Board Attempts to Settle Dispute in Court

The Board of Directors met on May 11, 2024, in executive session to consult with Association Counsel on multiple matters. A motion was made to exit executive session and enter open session. During the open session, there were six members present. A majority of the members present voted (4-2) to approve injunctive proceedings against Director Karen Olson Weaver for her expressed intent on March 6, 2024, to continue violating the Association’s election rules governing the distribution of flyers in advance of the Annual Meeting of the Unit Owners’ Association in March of each year.

Directors Melanie Alvord, Ward VI; Philip Brown, Ward V; Andrea Dies, At Large; and Douglas Faherty, Ward IV; voted in favor of the Motion. President Joseph Torres, At Large, and Treasurer

Harold Reem, Ward III, voted against the motion. Director Donna Volpone, Ward II, was initially present but left the meeting before the vote was taken. Directors Karen Olson Weaver, At Large, and Kate Lankford, Ward I, were aware of the meeting, but did not attend.

The civil action was filed on October 2, 2024, after discussions between the parties’ attorneys to settle the question were unsuccessful. The case, brought in the Arlington County Circuit Court, seeks injunctive relief under the Virginia Condominium Act, § 55.1-1900, et seq. More specifically, § 55.1-1959 (adoption and enforcement of rules) and § 55.1-1915 (compliance with condominium instruments). Article X, § 1(f) of the Association’s Bylaws subjects unit owners to an action in law or equity to enjoin the continuation

or breach of the Condominium’s governing instruments and rules and regulations.

The subject of the request for injunction is Director Karen Olson Weaver’s statement to the Board of
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IMPORTANT REMINDERS

Winter Holidays

Management Office will be closed and trash will not be picked up on December 25 and January 1

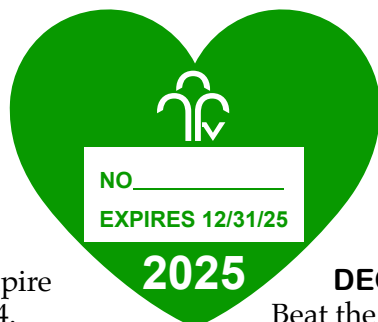
Holiday Tree Recycling

Recycle your holiday trees in 2025: January 7, January 9, January 14, and January 16

Love Not Being Towed with a 2025 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.

DECEMBER HOLIDAYS

Beat the New Year’s Eve deadline by visiting the Management Office early. To avoid waiting
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Upcoming Board Elections in 2025

Three Board of Directors seats will be up for election in 2025: Ward I, Ward VI, and one At Large position. Board elections occur during our Annual Meeting in March. Members of the Board are all volunteers; the positions are not compensated.

If you are interested in running for one of these seats, the first step is to qualify by obtaining the signatures of 25 Fairlington Villages owners on a candidacy petition. The **Management Office** can provide this form to you. Full details will be in our January newsletter.

Focus on the Importance of Funding Reserves

One of our Board of Directors' most important fiduciary responsibilities is to manage the Association's operations and to maintain the integrity of Fairlington Villages' buildings and infrastructure on behalf of our owners in the most cost-effective way. The Board executes much of this responsibility by raising and managing the expenditure of Operating Reserves and Repair and Replacement Reserves.

This article examines these two types of reserves, including a detailed analysis of our interconnected 5-year Reserve studies and current and future annual Repair and Replacement Reserve budgets, and discusses why both types of reserves must be fully funded.

OPERATING RESERVES

Operating Reserves, which are also known as Unappropriated Owners' Equity, consist of the cumulative total of previous fiscal years' operating surpluses. These funds are used to pay for extraordinary, unbudgeted day-to-day operating expenses that may occur in the course of a fiscal year. Past examples of such expenses include the \$78,000 in unbudgeted snow removal costs incurred following 2010's "snowmageddon," and the \$105,000 in non-insured water losses and additional \$38,000 in tree expenses caused by that summer's mini-tornado.

There is no firm standard governing the funding level for Operating Reserves. Based upon our property's age and history, however, our auditors recommend that they total between 10 and 20 percent of our annual budget. At present, the Association's audited Operating Reserves total \$1,148,277 — approximately 12.3% of current Fiscal Year 2025's (FY25's) annual

budget of \$9,327,764 (including Repair and Replacement Reserve Contributions). Given our auditors' recommendation, this amount should be sufficient to cover any weather-related cleanup costs or other unanticipated operating expenses.

This level of Operating Reserves, moreover, is also a significant improvement over the level of our Operating Reserves several years ago. At the beginning of FY15, the Association's audited Operating Reserves totaled \$402,237 — 5.5% of that year's total annual budget of \$7,369,146. Since that date they have gradually increased to the current level \$1,148,277 or 12.3% of the FY25 budget. Our FY24 audit, which is currently being completed and will be reviewed by the Board at its February 2025 meeting, will update this figure.

REPAIR AND REPLACEMENT RESERVES

In contrast to Operating Reserves, which cover unanticipated day-to-day operating expenses, Repair and Replacement Reserves are used to finance long-term major capital assets needs such as replacing or renovating roofs, balconies, exterior masonry, apartment building hallways, sewer lines, swimming pools and pool houses, trash container concealment sites, and parking lots. Setting aside funds each year to finance these current and future capital needs is especially critical in an 80-year-old community with an aging infrastructure where some of our original physical assets have passed, or are nearing, the end of their useful lives.

Fairlington Villages' 5-year Reserve Studies are the foundation of our Replacement Reserve budget

and expenditures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves needed to repair, replace, and restore major capital assets. Facilities Engineering Associates (FEA), an engineering and facility management consulting firm specializing in extending the service life of existing facilities and building systems, completed Fairlington Villages' most recent 5-year Reserve Study Update in May 2024. The Board commissioned the current 2024 update to our 2009, 2014, and 2019 Reserve Studies and the 2014 report's accompanying Exterior Wall (Masonry) study to ensure that our Replacement Reserves are fully funded.

The 2024 study, which the Board reviewed and accepted at its June 5, 2024, meeting, proposes both annual reserve spending totals and updated lists of reserve projects for the 20 fiscal years through FY43, and recommends continuing Fairlington Villages' existing 1% annual increases in condominium fee-funded reserve fund contributions in FY25 and subsequent fiscal years. This contribution rate, the study concludes, will provide "sufficient funding" to meet projected major capital expenditures in the late 2020s while building up reserves to address the next cycle of major repairs that will occur in the years after 2038. The study also assumes an annual inflation rate of 4%, based on the average change in the Consumer Price Index over the last ten years.

The study's recommendations have been incorporated into Fairlington Villages' annual budgets beginning in current FY25. In FY25, a fee-funded contribution of \$3,203,997 (a \$31,723 or 1% increase over FY24) is being

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Why Remove Healthy Looking Plants?

Fairlington Villages continues to implement a plan to gradually replace invasive plants with those native to Virginia — an effort that, long-term, will reduce maintenance and water use costs, while maintaining the beautiful landscape that makes this community an especially attractive place to call home.

Plant installations are occurring as existing plants are removed and replaced due to demise, disease, unsightly appearance, or their invasive nature. Replacements have been selected for heat and drought tolerance, multi-season interest, enhanced sustainability, and potential financial savings with an emphasis on native plants when possible.

The effort, recommended by the Grounds Committee and approved by the Board, builds on more than 10 years of Fairlington Villages initiatives and is a collaboration

between volunteers and Management in partnership with professional landscape designers. The work aligns with broader regional and statewide efforts, and is guided by best management practices to sustain a resilient landscape that also has curb appeal and by the Fairlington Villages Strategic Plan, available [online](#).

As lovely as many invasive plants are, many can spread aggressively and displace or destroy native plants that support native pollinators. Invasive plants can degrade soil quality (which can lead to erosion), clog waterways, and destroy urban trees. English ivy, for example, suffocates healthy trees and shrubs and fosters mosquito proliferation. Loss of native plant diversity through invasive plant pathogens may indirectly affect human health through disturbances in environmental quality.

beyond include slate roof and wood trim replacement. In addition, these large-scale projects will be accompanied by numerous smaller projects ranging from renovating the Community Center (FY25-26) to replacing pole-mounted carriage lights (FY25-43).

FULLY FUNDED RESERVES — THE PAYOFF

Managing our Operating and Replacement Reserves requires both budgeting an adequate annual contribution to our Replacement Reserves fund and ensuring that the Association has enough cash on hand to pay for each fiscal year's reserve projects and any unanticipated operating expenses.

DISPUTE

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Directors at its meeting on March 6, 2024, after admitting that she had knowingly violated the Association's election rules in past years, that she would continue to violate them in the future.

Upon purchasing property at Fairlington Villages, A Condominium, unit owners agree to be bound by the condominium instruments and duly approved rules and regulations of the Association. All unit owners, whether they serve on the Board of Directors or not, are held to this standard and subject to a request for an injunction for failing to do so.

The Board determined that the injunctive relief authorized by Article X, § 1(f) of the Association's Bylaws to enforce the Association's election rules is necessary given Director Karen Olson Weaver's refusal to acknowledge in writing that she will always abide by those rules in the future.

Some condominium associations attempt to keep fees low by not funding Replacement Reserves or by budgeting for them and then extensively borrowing from them for operating expenses. As one expert on condominium reserve funds states, however, any savings resulting from such policies are "fool's gold."* If an association that has kept fees low by failing to fund reserves suddenly needs to make a major capital expenditure or fund a large unprogrammed operating cost, it must either borrow money at the current market rate or impose a special assessment — a bill that may impose exceptional hardships on an association's

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RESERVES

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made to the Association's existing audited Reserve account balance of \$7,726,316. Starting this year and continuing through FY29, as the study recommends, between approximately \$3.5 million and \$4.6 million per year will be spent on reserve projects. Assuming this schedule is followed with minimal changes, major reserve projects that will be completed include renovation of all parking lots (FY26-28), replacement of all backyard fences (FY25-26), refurbishment of all pool houses (FY25-27), major masonry repairs (FY25-29), and renovation of all apartment building hallways (FY25-29). Other large-scale projects that will continue through FY29 and

* Robert Nordlund, founder and CEO of Association Reserves, a group that helps condo associations frame long-term reserve budgets, quoted on *Morning Edition* with Sacha Pfeiffer. See NPR, July 19, 2021, article online: "[Why Steady, Low Condo Fees Should Raise a Flag.](#)"

Activities Around the Village

You Are Cordially Invited to Our Annual Holiday Party on December 5

Join us for Fairlington Villages' annual community Holiday Party on Thurs., Dec. 5, from 7 p.m. to 9 p.m. at the Community Center at 3005 S. Abingdon St. Celebrate the holidays with your neighbors while enjoying food and drinks, and possibly a few presents, too!

The Holiday Party is intended for adults. Fairlington's children and families can rejoice at their own holiday event on Dec. 7.

Spread more holiday cheer and bring your Toys for Tots and food bank contributions along!

Meet Santa on December 7

We anticipate a special visit with Kris Kringle for our 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).

Share your community spirit by bringing Toys for Tots and food bank contributions, too.

Give the gift of your time to help with this event; please email the Activities Committee at activities@fairlingtonvillages.com.

Join the Book Club Potluck on December 13

Celebrate with us on Fri., Dec. 13, at 6:30 p.m. at our annual Book Club Holiday Potluck at the Community Center. 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 December date accommodates the holidays.

Please join us on Thurs., Jan. 23, at 6:30 p.m. at the Community Center to discuss *In the Time of the Butterflies* by Julia Alvarez. This historical fiction novel is especially poignant in our current times and political climate; "a lyrical work... based on the story of the Mirabal sisters, revolutionary heroes who had opposed and fought against Dominican Republic dictator Trujillo." This "compelling story of courage, patriotism and familial devotion" shows the impact that a few activists can have on changing the course of history for the betterment of their nation.

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.

Pass on Two Wednesdays in December with the Canasta Club

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. Please note: The Canasta Club will not meet on Dec. 25 or Jan. 1.

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.

A Star-Studded Halloween Party

A special thanks to all the residents who came to the Kid's Halloween Party. Pizza, candy, cookies, soda, and juice were served to the ghoulish delight of our costume heroes!

A monstrous thank you to our scary good staff and volunteers: Amanda Adams; Sharon Bisdee; Joan Carter; Oscar, Kelly, Joyce, and Digliane Giron; Pat Horvath; Susan Tatum; Warene Sheridan; BFS; and Janice Yeadon.



PHOTO ON LEFT BY GUY LAND AND ON RIGHT BY OSCAR GIRON
A most impressive Halloween Force of caped crusaders was present at the Kid's Halloween Party.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Leaf Collection Is Complete

Contracted leaf removal on the property has been completed for the year. If you have fallen leaves in your yard, please bag the leaves and take them to the curb for large/bulk trash pickup on Thursday. You can get brown paper bags free of charge from the Management Office.

Winter Precipitation Preparations

We have a plan for snow events of any size that may occur this winter. Our five vehicles used to remove snow have been serviced, snow-melt supplies have been stockpiled, and we purchased additional snow shovels for the temporary labor we engage. We are confident in our readiness for winter weather.

Please Practice Patience with Snow and Ice Removal

Our goal is to remove snow promptly; however, we must prioritize our efforts. Several factors including type of precipitation and its removal methods determine whether snow removal begins before, during, or after precipitation ends.

Our priorities, generally, are:

- Clear streets so emergency vehicles can access the property.
- Clear accessible areas of parking lots, building steps, and entrance walkways.
- Clear snow from all other sidewalks.

During an average snowfall of 1–4 inches, it takes crews three hours to clear the streets and up to eight hours to clear and/or treat parking lots, sidewalks, lead-walks, steps, and porches. This work may be done throughout the night and early morning hours.

Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite Rock Salt) to treat streets and magnesium chloride (Ice Melt) on sidewalks. Each storm requires its own unique mix of machine, chemical, and hand removal efforts.

Management's goal is to remove and/or treat the streets and pedestrian areas as quickly as possible. Your patience is appreciated, especially during heavy snowfalls and sleet. Contingency plans include procuring additional equipment on short notice.

Our crews cannot clear occupied parking spaces or the areas around your vehicle. The Management Office maintains a limited number of snow shovels that residents may borrow if available. If you borrow a shovel, please return it to the Office as soon as you are finished so it can be available to the next resident.

Management Office

Office Location

Fairlington Villages,
A Condominium
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

An Ounce of Cold Weather Prevention

You can prepare for winter with these easy steps:

Outside Water Faucets: Common area faucets have been shut off. If you have not already, shut off your outside faucet immediately to avoid potentially significant costs for repair next spring.

Hoses: All hoses should be disconnected from faucets.

Prevent Frozen Pipes: Keep your heat on and set your thermostat at 60° Fahrenheit or higher to help prevent the pipes in your unit from freezing. Leave cabinets open to increase warm airflow.

Extension Cords: Please be cautious to not overload circuits; extension cords and power strips should never be covered under rugs, furnishings, or presents!

Space Heaters: If you use a space heater, please keep the area around it clear and free of clutter and do not use it unattended. **PLEASE, ELECTRIC APPLIANCES ONLY. DO NOT USE KEROSENE OR PROPANE HEATERS INDOORS.**

The News is published by
Fairlington Villages,
A Condominium

BOARD OF DIRECTORS

President, At Large Director
Joseph Torres 703-705-8311
Fairlington123@yahoo.com
Vice President, Ward V Director
Philip J. Brown 703-637-9152
PBrownBoard@pjb3.com
Secretary, Ward VI Director
Melanie Alvord
mellie.ward6@comcast.net
Treasurer, Ward III Director
Harold Reem 703-845-8659
hnreem@comcast.net
Ward I Director
Kate Lankford
ward1fairlington@gmail.com
Ward II Director
Donna Volpone
dvolpone@icloud.com
Ward IV Director
Douglas Faherty
doug.in.wardiv@gmail.com
At Large Director
Andrea Dies
multiboard@verizon.net
At Large Director
Karen Olson Weaver
karen@olsonweaver.com

COMMITTEE CHAIRS

Activities: Warene Sheridan
activities@fairlingtonvillages.com
Architectural Control: Barbara
Keyser and Sean Keyser
variance@fairlingtonvillages.com
Communications/Technology:
Carol Bell
comm@fairlingtonvillages.com
Grounds: Angela McNamara and
Jim Ostroff
grounds@fairlingtonvillages.com
Pools: Marya Hynes
pools@fairlingtonvillages.com
Tennis/Pickleball Committee: Julie
Hasler (Tennis), Jeff Vollmer
(Pickleball), and Soleil You (Joint)
tennis@fairlingtonvillages.com

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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, December 4, 2024

The Board of Directors will meet on Wed., Dec. 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 – Nov. 6, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Jan. 8, 2025
- 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.

New Year's Day: confirmed upcoming Board meeting date will be Wednesday, January 8, instead of January 1.

PARKING DECAL

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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 Wed., Dec. 25, and Wed., Jan. 1.

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.



Board Meeting Highlights

The Board of Directors held a Regular meeting on Nov. 6, 2024. The following are highlights.

New Business

A. Variance Request – 2837 S. Buchanan St. – Remove Non-Load-Bearing and Load-Bearing Kitchen Walls: Ms. Volpone moved the Board approve a variance to remove a load-bearing and a non-load-bearing wall in the kitchen in accordance with the specifications outlined in the request. Passed 9-0.

B. Variance Request – 2862 S. Buchanan St., B1 – Relocate HVAC Unit: Ms. Alvord moved the Board approve a variance request to relocate a new HVAC compressor from the A1 patio in accordance with the specifications outlined in the request. Passed 9-0.

C. Backyard Fence Replacement Project Ward V (FY25): Mr. Reem moved the Board authorize Management to contract with Long Fence, for Phase 5 of the Backyard

Fence Replacement Project, at a total cost of \$819,950. This amount includes \$50,000 in allowances as described in the memorandum. The fences will be built with Western red cedar with pressure-treated pine posts. Passed 9-0.

D. Renovation of Common Area Hallways Ward IV (FY25): Mr. Faherty moved the Board authorize Management to contract with Lee Design, Inc., in the amount of \$559,905.41 for the renovation of 17 hallways located in Ward IV. Passed 9-0.

E. Staff Holiday Bonuses: Mr. Faherty moved the Board authorize the sum of \$6,150 + FICA taxes for holiday bonuses for the Association staff to be distributed as recommended by the General Manager and approved by the President, with length of service as a guideline. Passed 9-0.

F. Annual Tree Pruning: Ms. Volpone moved the Board approve the proposals from Lancaster Landscapes at a cost of: Ward I \$7,570; Ward II \$7,190; Ward III \$10,465; Ward IV \$13,937; Ward V \$10,783; Ward VI \$6,100; Total \$56,045. Passed 9-0.

G. Parking Lot Renovations: Ms. Alvord moved the Board approve the proposals from ProPave at a cost of: Parking Lot 11 \$51,239.80; Parking Lot 39 \$67,154; Parking Lot 49 \$21,268; plus Landscape Restoration \$15,000; Total Project \$154,661.80. Passed 9-0.

H. Information on Current Legal Action: Mr. Torres moved to determine if and how to disseminate information on a public and active lawsuit to unit owners, such as a newsletter article. Passed 6-2-1.

RESERVES

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homeowners, particularly those living on fixed incomes. Fairlington Villages has never levied a special assessment. We have maintained adequate reserve funds and, with the sole exception of FY21 when reserve contributions were reduced by \$128,217 (4%) in order to keep condo fees flat as our homeowners faced the COVID-19 pandemic's unprecedented challenges, we have gradually increased fees each year to fund our operating and reserve needs.

Reserves are not only necessary to maintain our operations and infrastructure without special assessments or spikes in condo fees. Having adequate reserves is also a requirement of most major mortgage lenders. That is, for Fairlington Villages' homes to be eligible for most mortgage financing, whether for purchase or refi-

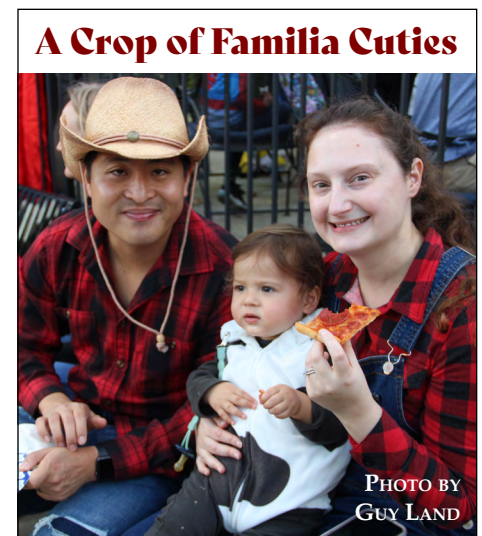
nance, the Association must meet a number of requirements to show that a home in the community is good collateral for a mortgage — having adequate reserves is one of these requirements.

A final reason for adequately funding reserves is our homes' market valuation. Resale packets provided to new owners when Fairlington Villages units are sold must include information on the Association's reserves. Maintaining fully funded reserves is a selling point that helps ensure that our units will attract buyers and maintain their value in a highly competitive Northern Virginia real estate market.

In sum, the payoff from the Association's solid and well-funded Operating and Replacement Reserve programs is clear — preservation of an attractive, safe,

well-maintained historic community whose buildings and other structures maintain their integrity and contribute to Fairlington Villages' market competitiveness.

— Harold Reem, Treasurer



North Fairlington News
 Fairlington Villages, A Condominium
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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
8	9 Grounds Committee 7 p.m. Hybrid	10	11 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	12	13 Book Club Potluck 6:30 p.m. Community Center	14
15	16	17	18 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	19 Architectural Control Committee 7 p.m. Community Center	20	21
22	23	24	25 Christmas OFFICE CLOSED TRASH WILL NOT BE PICKED UP	26	27	28
29	30	31	1 January New Year's Day OFFICE CLOSED TRASH WILL NOT BE PICKED UP	2	3	4
5	6	7 Holiday Tree Collection	8 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	9 Holiday Tree Collection	10	11

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