



North Fairlington News

Historic Fairlington Villages

JANUARY 2025 VOL. 47, No. 1

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Run for the Board of Directors in 2025

Three of the nine seats on the Board of Directors will be up for election at North Fairlington’s Annual Meeting on Wed., March 26, 2025, at 7:30 p.m. in the Community Center:

- ✓ Ward I
- ✓ Ward VI
- ✓ One At Large position.

The three seats will each be up for 3-year terms ending in 2028. Members of the Board are all volunteers; the positions are not compensated. The Fairlington Villages Board of Directors is an all-volunteer body of nine members who each represent the entire

community with a designated constituency for purposes of the election: community-wide (three) and each Ward (six). Board Directors serve as fiduciaries for Fairlington Villages.

The Board typically meets the first Wednesday of each month at 7 p.m.

CANDIDACY CRITERIA

Candidates must be a unit owner in Fairlington Villages; be current with condo fee payments; and except for the At Large seat, own a unit in the Ward in which they are running. Candidacy petitions will

be reviewed to confirm eligibility and certified by the Board at its Wed., Feb. 5, 2025, meeting. Homeowners may obtain election rules

continued on page 2

Arlington County Zoning Amendment

By a 5-0 vote on Oct. 19, 2024, the Arlington County Board approved the zoning amendment that addresses non-conforming structures. When the County updated its building codes, it created an extra step for homeowners in Fairlington. Homeowners who wanted to renovate their homes had to wait months to schedule a hearing with the Board of Zoning Appeals to obtain the permits necessary for construction. This process was a source of frustration for many homeowners and contractors as both were unable to schedule their construction projects.

Thanks to the efforts of the Fairlington Citizens Association, FCA President Guy Land, and

other Fairlington leaders, the Arlington County Board took action to resolve this matter. The amendment is effective immediately with Board Chair Libby Garvey stating, “We fixed it.”

As a reminder, homeowners who are interested in making renovations or modifications to their units are encouraged to read the policies on www.fairlingtonvillages.com, including the *Fairlington Villages Handbook for Residents*. Before you undertake any project please contact the Management Office to ensure your renovations comply with the rules at Fairlington. Please see the related article “Steps for Remodeling or a New HVAC” on page 3 of this newsletter.



IMPORTANT DATES

Ring in a New Year

January 1: Management Office will be closed and trash will not be picked up

January 20: Management Office will be closed

Holiday Tree Recycling

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

Holiday Decor Deadline

Year-end holiday decorations are permitted through January 15

Parking Decals for 2025

You can be towed if your parking decal is not current for 2025

Santa Stopped By!



PHOTO BY GUY LAND

Many young Fairlingtonians were happy to meet Santa; learn more on page 4.



PHOTO BY MARK JOHNSON

Reaching a Lot of Parking Goals

The three parking lots approved for renovation, lots 11, 39, and 49, were completed in December. Eight parking lots were fully renovated in 2024. During the process, numerous improvements were made: adding parking spaces, widening parking spaces, adding accessible ramps, improving long standing drainage issues, reducing the number of steps up to buildings, and improving the grading around buildings. These renovations meet our project goals of increasing the overall amount of pervious green space and providing more room for tree roots to improve the health of our urban tree canopy.

Don't be a wallflower!

Holiday decor is permitted through January 15.

Dispute Settled

At its Dec. 4, 2024, Regular Meeting, the Board of Directors accepted Karen Olson Weaver's Nov. 5, 2024, counteroffer to the Association's June 23, 2024, written offer to resolve the dispute between the Association and Ms. Olson Weaver concerning violation of the Association's By-Laws and Rules and Regulations. Upon execution of the settlement, both parties agreed to voluntary dismissal of the action filed by the Association in the Arlington County Circuit Court.

Resolve to Dispose Bagged Trash

Disposal of trash into the containers located around the property is permitted from 6 a.m. to 10 p.m., seven days a week. Please be kind to your neighbors living near the container locations and follow the rules.

Please make sure your use of the bins is respectful to your neighbors 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 pickup times as is possible to avoid unnecessary odors and prevent overflow of the containers.

If you have trash that will overflow the containers or that contains 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.

The trash bins are for BAGGED household trash only — please do not throw loose items into the trash bins. Please do not leave trash items on the ground near the bins, which can create a tripping hazard, block bin access, and invite rodents.

Items that cannot be bagged, like furniture, should go out with bulk/large trash. Bulk trash is picked up every Thursday — place bulk/large items curbside between 3 p.m. Wednesday and 9 a.m. Thursday.

Trash Service and Policy Enforcement are discussed in our *Fairlington Villages Handbook for Residents*, please see the "Rules" section on page 82 [online](#).

RUN FOR THE BOARD

continued from page 1

at the Management Office.

For more details on how to become a candidate or questions about the election process, please contact the Management Office, telephone 703-379-1440 or email office@fairlingtonvillages.com. 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., except for the holiday dates Jan. 1 and Jan. 20.

CANDIDACY PAPERWORK DUE JANUARY 31

To run for a Board position, request a Candidacy Petition from the Management Office and file it with 25 signatures of unit owners

from any Ward, by 5 p.m. on Fri., Jan. 31, 2025, in the Management Office. **Late Petition submissions will not be considered.**

Candidates can submit an optional Candidate Statement by 5 p.m. on Fri., Feb. 7, to the Office.

CANDIDATE FORUMS

Two Candidate Forums will be held at the Community Center: Sat., Feb. 22, at 10 a.m. and on Wed., March 12, at 7 p.m. Residents will have an opportunity to meet the candidates and ask questions.

More details on Candidate Forums will be provided in our newsletter next month.

Steps for Remodeling or a New HVAC

If you are a first-time condo owner and are planning to do remodeling, you may not be aware that advance approval from the Association's Board of Directors may be needed for certain projects. Many owners plan remodeling projects like the removal or relocation of a wall. It is great when owners invest in their homes, renovate, and upgrade. However, the Association has an obligation to assure that structural changes do not cause damage to any owner's property, including yours, or to common property. The variance process is the vehicle for that assurance.

REVIEW THE HANDBOOK

Variance Requests are discussed in our *Fairlington Villages Handbook for Residents*, please see the "Rules" section on page 83 and the "Appendix" on page 87 [online](#).

TALK WITH THE MANAGEMENT OFFICE FIRST

Whether you are using a contractor or doing the work yourself, your first stop should be the Management Office. Our staff knows a great deal about the structure of Fairlington's buildings and the various kinds of renovations that owners have made successfully. Our staff can help you avoid common problems and expense, and navigate the process. When you discuss work with contractors, be sure to let them know that your home is a condominium; any changes are subject to condo rules and may require a variance. Please contact the Management Office via telephone 703-379-1440 or email office@fairlingtonvillages.com.

COMPLETE THE FORM

So, go ahead and plan! Complete the "Variance Request Form" before you secure contractors or purchase materials. Be sure to leave at least 30 days in your

project schedule for processing any needed variance, and stop at the Management Office for guidance and the variance format.

When you are ready to preview the requirements, you can find the Variance Request Form as a fillable PDF on our [website](#) under Forms.

- Unit owners must comply with all requests and requirements on the Variance Request Form, including:
- Submission of building plans and permits,
- Notification of the start and completion of work, and
- Approval of completed work by building inspectors.

BATHROOM EXTERIOR VENTS

If you are installing an exterior vent in your bathroom, be sure to complete that form, too; the "Residential Bathroom Exterior Vent Installation Agreement" form is available [online](#).

HVAC PROJECT PARTICULARS

The first step before considering an HVAC replacement project is to read the HVAC Policy [online](#).

Newer and more efficient heat pumps and compressors are larger than those originally installed in the 1970s; they take in more air and cycle on less frequently, thus saving energy. But, they take up more space and sometimes have to be placed differently in the common space outside multiunit buildings. Sometimes new condensate lines and other connections need to be made from the outside of the building. These require a variance because you do not own the exterior — it is common property — and the Association has an interest in making sure that anything that changes the exterior look and feel of the community or necessarily damages the brick and mortar is reviewed for acceptability.

Vary Your Time as a Volunteer

The Architectural Control Committee is looking for a few more volunteers. This committee reviews owner variance applications and advises the Board of Directors on their disposition. It also develops standard variance policies as the Board may direct. Residents with legal, architectural, or engineering experience, as well as an interest in protecting our investment, are particularly welcome.

The committee generally meets monthly on the third Thursday of the month.

If you are interested, please email variance@fairlingtonvillages.com for more information.



Show Love for 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 expired on 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.

continued on page 6

Activities Around the Village

Save the Dates
See the special
page 9 for our
Calendar of Events
in 2025

Make Time in 2025 for the Book Club on January 23

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. Goodreads states this “historical novel [is] inspired by the true story of the Mirabal sisters, who were assassinated for their involvement in a plot to overthrow the Trujillo dictatorship in the Dominican Republic.”

Our Feb. 27 book is *The Berry Pickers* by Amanda Peters. *The Boston Globe* describes this debut novel as “an unforgettable exploration of grief, love, and kin.” This “vibrant new voice in fiction is a riveting novel about the search for truth, the shadow of trauma, and the persistence of love across time.”

You do not have to attend every month to participate. The Book Club meets regularly on the fourth Thursday of the month at 6:30 p.m. at the Community Center unless indicated otherwise. Mark your calendar for our Book Club meetings in 2025: Jan. 23; Feb. 27; March 27; April 24; May 22; June 26; July 24; Aug. 28; Sept. 25; Oct. 23; Wed., Nov. 19; and Fri., Dec. 12.

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.

Get Cozy with 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. Please note: the Canasta Club will not meet on 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.

Do Not Pass on February 9

Save the date for our annual Game Day Party on Sun., Feb. 9 at 6 p.m. in the Community Center.

Please do not pass on the opportunity to volunteer to help with this event; please email the Activities Committee at activities@fairlingtonvillages.com.

Celebrating the Season with Us

Over 150 Fairlingtonians enjoyed seasonal cheer at the Fairlington Villages’ annual community Holiday Party on Dec. 5. Thanks to our fantastic Holiday Party Sponsors, door prizes were raffled off to a

fortunate few while food and drink were merrily consumed. Santa also made a surprise visit.

The spirited event would not have been possible without the assistance of the Management Office staff for planning the event, as well as our sponsors for their generous door prizes and party donations. And a special thank you to Thomas Bailey for donning the red suit.

A Sugarplum Visit with Santa

Young Fairlingtonians happily visited with Santa and his elves on Dec. 7. We had record-breaking crowds attending this family-friendly Morning with Santa and cuteness was not in short supply! The event featured photos with Santa (of course!), a live singer singing Christmas classics, delicious goodies, and coloring.

Thank you to the many elves that made the festivity magical: Melanie Alvord, Sharon Bisdee, Allison Burke, Joan Carter, Sharon Carter, Pat Horvath, Warene Sheridan, Anne Wasowski, our great Fairlington Villages staff — and the man who loves a fashionable red suit — George Straubs.



PHOTO BY GUY LAND
The Morning with Santa included all members of the family — even little puppers.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



It Takes a Village

As with years past, I hope you will join me in a sincere expression of thanks to the volunteers serving on the Board of Directors, its standing Committees, and Ad Hoc Working Groups, all of whom remained steadfast in their commitments to the Association throughout the year.

Thanks also to the Association's vendors and contractors who serve up not only the best each year, but all of whom went the extra mile once again this holiday season with generous support for the Dec. 5 year-end holidays party.

And a Thank You to the entire Fairlington Villages' community for its continuing generosity to the Marines' Toys for Tots and the Arlington Food Assistance Center collections. Your collective efforts for yet another year have added up to a sizable donation to those in need.

Holiday Schedule for the Office and Trash

Please be mindful of these dates:

- Tues., Dec. 31: New Year's Eve: Management Office is open; trash pickup will occur.
- Wed., Jan. 1: New Year's Day: Management Office is closed; trash will not be picked up — please hold your trash until after 6 a.m. on Thurs., Jan. 2.
- Mon., Jan. 20, Martin Luther King Jr. Day: Management Office will be closed; trash pickup will occur.

Four Days to Recycle Holiday Trees in January

Fairlington Villages participates in the tree recycling program with Arlington County to keep holiday trees out of the landfill. Please hold your trees until collection by Capitol Services begins on Tues., Jan. 7. Follow these easy steps on these four dates:

- Place your tree curbside by noon: Tues., Jan. 7; Thurs., Jan. 9; Tues., Jan. 14; and Thurs., Jan. 16.
- For your tree to be accepted by Arlington County for recycling, it must be clean of any

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

decoration.

- If you used a bag, remove the bag once you get the bare tree to the curb.
- If you live in an apartment building, please remove any needles and debris that may drop from the stairwell and hallways, as they are difficult for the cleaning crew to remove with their vacuum.

Leaf Removal Needs to Be Bagged for Thursday

Contracted leaf removal on the property has been completed for the season; throwing or raking leaves into the common area is no longer permitted.

Please do not allow excessive leaves and debris to remain on the ground until spring, because it can kill the grass or provide a home for rodents. If you still have leaves in your yard, you must bag those leaves and take them to the curb for large/bulk trash pickup on Thursday.

The News is published by
Fairlington Villages,
A Condominium

BOARD OF DIRECTORS

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GET SOCIAL WITH US

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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, January 8, 2025

The Board of Directors will meet on Wed., Jan. 8, 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 – Dec. 4, 2024
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Feb. 5, 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

continued from page 3
JANUARY HOLIDAYS

To avoid waiting at the Management 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 Wed., Jan. 1 and Mon., Jan. 20.

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.



PHOTO BY GUY LAND
Neighbors enjoying the
Holiday Party.

Board Meeting Highlights

The Board of Directors held a Regular meeting on Dec. 4, 2024. The following are highlights.

New Business

A. Variance Request – 4654 S. 31st St. – Remove a Load-Bearing Wall in the Kitchen: Ms. Volpone moved the Board approve a variance request to remove a load-bearing wall in the kitchen in accordance with the specifications outlined in the variance request. Passed 7-0.

B. Variance Request – 2862 S. Buchanan St., A2 – Move HVAC Compressor From A2 Patio (Limited Common Element) to Common Area (Common Element): Ms. Lankford moved the Board approve a variance request to relocate a new HVAC compressor from the A2 patio in accordance with the specifications outlined in the variance request. Passed 7-0.

C. Variance Request – 2959 S. Columbus St. – Install an Egress Window: Ms. Weaver moved the Board approve a variance request to install an egress window in accordance with the specifications outlined in the variance request. Passed 6-0-1.

D. Workers' Compensation Insurance Renewal: Ms. Alvord moved the Board authorize Holden & Company Insurance, to bind Workers' Compensation Insurance for the period Dec. 18, 2024, through Dec. 18, 2025, with The Hanover Insurance Group as outlined in their 2024-2025 Workers Compensation Insurance Proposal dated Oct. 23, 2024, at a savings of \$4,343 over the previous year. Passed 7-0.

E. Elimination of Multiple EV Charging Rates: Ms. Alvord moved the Board hereby limits use of the vehicle charging stations at Fairlington Villages to the owners of units in the condominium, thereby eliminating the second rate charged to non-unit owners and dispensing with the need for accounting income/costs associated

with same and eliminating any revenue that would be otherwise reportable to the IRS as income. Passed 7-0.

F. Renovation of the Community Center: Ms. Alvord moved the Board authorize Management to contract with Lee Design, Inc., for the renovation of the Community Center in the total amount of \$194,372.18; Interior renovation \$169,438.45 and Exterior renovation \$ 24,933.73. Passed 7-0.

G. Pool House 4 Renovations: Ms. Weaver moved the Board approve the proposal from American Restoration for the renovations of Pool House 4 at a cost of \$197,500. Passed 7-0.

H. Tree Removals: Ms. Lankford moved the Board authorize Management to contract with Brightview TreeCare for the tree removals at a cost of \$7,155. Passed 7-0.

Executive Session

The Board went into Executive Session at the end of the Dec. 4, 2024, Regular Meeting to discuss resolution of the lawsuit. Upon leaving Executive Session, the following motion was passed:

Andi Dies moved the Board of Directors accept the Nov. 5, 2024, counteroffer to the Association's June 23, 2024, offer of settlement to resolve the pending lawsuit for enjoinder against Director Karen Olson Weaver for violation of the Association's By-Laws and Rules and Regulations; and that an article be prepared by the President and General Manager announcing the resolution in the January edition of the *North Fairlington News* if the agreement is fully executed by the parties before the Dec. 13, printing deadline. Seconded by Kate Lankford and passed on a roll call vote 7-0-0.

Celebrating Family During the Holiday Season



LEFT TO RIGHT: The Morning with Santa included a new treat: a performer singing carols; a young Fairlingtonian brought her list for Santa; and candy canes are a perfect snack while coloring.



PHOTOS BY GUY LAND

North Fairlington News
 Fairlington Villages, A Condominium
 3001 South Abingdon Street
 Arlington, VA 22206

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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
12	13 Grounds Committee 7 p.m. Hybrid	14 Holiday Tree Collection	15 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	16 Tree Collection Architectural Control Committee 7 p.m. Community Center	17	18
19	20 MLK Jr Day OFFICE CLOSED TRASH PICKUP	21	22 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	23 Book Club <i>In the Time of Butterflies</i> , 6:30 p.m. Community Center	24	25
26	27	28	29 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	30	31 Board Candidacy Paperwork Due	1 February
2	3	4	5 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	6	7 Board Candidate Statement Due	8

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



CALENDAR OF EVENTS 2025

January 2025

No Events Planned

February 2025

Sunday, February 9	Game Day Party	6 pm Community Center
Saturday, February 22	Candidate Forum No. 1	10 am Community Center

March 2025

Wednesday, March 12	Candidate Forum No. 2	7 pm Community Center
Wednesday, March 26	Annual Meeting	7:30 pm Community Center

April 2025

Friday, April 11	Wine & Cheese Party	7 p.m. Community Center
Saturday, April 19	Easter Egg Hunt	10 – 11 am Community Center

May 2025

Saturday, May 3	Spring Yard & Plant Sale	8 am – 12 pm Community Center
Saturday, May 17	Pool 2 Opens	Pool 2
Saturday, May 24	Five Pools Opens	Pools 1, 3, 4, 5, and 6
TBD	Mid-Year Budget Review/Discussion	Community Center

June 2025

Saturday, June 7	Summer Kick Off Party	6 pm Pool 3
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July 2025

Friday, July 4	4 th of July Parade	9:45 am Old Fire Station
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August 2025

No Events Planned

September 2025

No Events Planned

October 2025

Saturday, October 4	Oktoberfest	6 pm Community Center
Friday, October 31	Kid's Halloween Party	6 pm Community Center

November 2025

No Events Planned

December 2025

Thursday, December 4	Holiday Party	7 – 9 pm Community Center
Saturday, December 6	Morning with Santa	10 – 11:30 am Community Center

Fairlington Villages Community Center is located at 3005 S. Abingdon St.