



North Fairlington News

Historic Fairlington Villages

MARCH 2025 VOL. 47, No. 3

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

Elect Three Directors at 47th Annual Meeting on March 26

The election of three members to the Board of Directors will highlight the 47th Annual Meeting of the Fairlington Villages Unit Owners Association on Wed., March 26, at 7:30 p.m. at the Community Center at 3005 S. Abingdon St. Electronic voting at the Community Center will be open from 6:30 p.m. to 7 p.m.

QUALIFIED CANDIDATES

We have four qualified candidates running for three open seats:

- ✓ Vonda Bush, Ward I
- ✓ Anthony Radich, Ward I
- ✓ Melanie Alvord, Ward VI
- ✓ Karen Olson Weaver, At Large.

The Board sets condo policy, oversees Management, and maintains fiduciary responsibility for a \$9 million annual budget. Board members receive no compensation for their services to Fairlington.

CANDIDATE STATEMENTS IN THIS NEWSLETTER

Half-page Candidate Statements are published in this newsletter on pages 8 and 9.

ESTABLISH QUORUM

The Annual Meeting is held for Unit Owners; it is imperative to establish a quorum (25% of the total *continued on page 4*)



IMPORTANT DATES

Candidates' Forum No. 2

Wednesday, March 12, 7 – 9 p.m.
Community Center

Paper Proxy Ballots Must Be Postmarked by March 15

Paper ballots submitted by mail must be postmarked **no later than March 15, 2025**, and mailed in the envelope provided

All Online Voting Ends at 7 p.m. on Wednesday, March 26

47th Annual Meeting

Wednesday, March 26
Voting 6:30 – 7 p.m.
Meeting 7 p.m.
Community Center
3005 S. Abingdon St.

March into this 12-page newsletter and review voting procedures and Candidate Statements.

FY24 Audit Shows Finances Continue To Be Solid

Kim Marinus, CPA, of Johnson, Bremer & Ignacio, CPAs, P.C., an accounting firm specializing in work with homeowner and condominium associations, has completed Fairlington Villages' Fiscal Year 2024 (FY24) audit report. The Board reviewed the report at its Feb. 5, 2025, meeting and accepted the audit by a vote of 9-0.

According to the audit report, the financial statements continue to be very good, with the Association's Unappropriated Owners' Equity or Operating Reserves within the recommended range,

funded Repair and Replacement Reserve accounts, and a continuing low level of delinquent and doubtful condominium fees.

Revenue and Expenses

For the fiscal year ending on Sept. 30, 2024 (FY24) the Association had excess operating revenue of \$378,414 over expenses — approximately 6.7% of FY24's operating budget of \$5,663,094, and approximately 4.2% of FY24's total budget of \$8,927,768. This excess amount was largely produced by four factors — higher-than-budgeted interest

income, lower-than-budgeted general maintenance and water/ sewer expenses, and a significant increase in unrealized gains on the Association's investments. Interest income on the Association's investments in certificates of deposit and U.S. Treasuries was \$104,304 higher than projected due to the unanticipated continued rise in interest rates accompanying the Federal

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Teach Your Dog Simple Lawn Tricks

Fairlington Villages is a community of dog owners and garden lovers. In a densely populated community like ours, these two interests can clash. Dog ownership often brings joy and companionship, and dog walking is a great opportunity to meet your neighbors and build community. But dog ownership also entails responsibilities.

The impact of the high volume of dogs that live in Fairlington Villages, and their urine, is damaging the landscape and increasing the costs to continually replace damaged plants, shrubs, and trees.

Dog urine has high concentrations of nitrogen, phosphorous, and salts, due to generally protein-rich diets. While small amounts of nitrogen and phosphorous are necessary plant nutrients, too much nitrogen can burn and overstimulate growth in plants. Too much phosphorous can harm roots and prevent plants from uptaking other nutrients needed to grow.

A few simple tricks can help.

Dog owners can:

1. Train your dog to pee away from flower beds and heavily trafficked turf and trees.
2. Pay attention to where your dog is urinating and be mindful of the “Dear Dogs” signs.
3. Vary your dog walking route to allow affected landscape areas time to recover.
4. Take your water bottle with you on a dog walk and dilute your pet’s urine with that water.

Gardeners can:

1. Put signs in areas that you personally maintain to alert dog walkers.
2. Plant more dog urine tolerant plants – like swordfern, Japanese aralia, or hardy geraniums.
3. Dog deterrents like mulch or cedar chips can also help.

If we work together, Fairlington Villages can continue to be a beautiful, welcoming place for dog owners and garden lovers, while also saving Association funds.

— Deborah Sliz and Anne Wilson,
Grounds Committee members



PHOTO BY DEBORAH SLIZ

Teach your dog to perform a good trick: do not allow your dog to urinate in the planting beds around Fairlington Villages.



Good Pet Parents Teach Good Manners

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 receives 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* [online](#), please see the “Rules” sections on “Noise” on page 70 and “Pets” on page 75.



PHOTO BY JIM OSTROFF

Save the Date: May 3

It is never too early for garden lovers to start planning their spring planting! The Plant Sale returns on May 3. More details will be forthcoming.

AUDIT

continued from page 1

Reserve’s campaign to combat the highest United States inflation rate in over 40 years. General maintenance expenses were \$74,138 lower than budgeted due to less-than-anticipated spending in several areas, including lighting and pool supplies, plumbing repairs, and snow removal costs. Despite continued increases in Arlington County and City of Alexandria rates, water and sewer expenses were \$82,444 lower than budgeted as a result of a continuing post-pandemic decrease in water usage. Finally, unrealized gains on the Association’s investments increased by \$72,734 over projections. In addition to these four areas, FY24 payroll, administration, and contract costs were also under budget.

Deficits in two categories of operating expenditures marginally offset these surpluses. FY24 professional service costs were slightly higher than budgeted due to increased planning and engineering costs. The Association’s higher-than-projected interest income also resulted in a 21% (\$11,521) unbudgeted increase in income tax expenses.

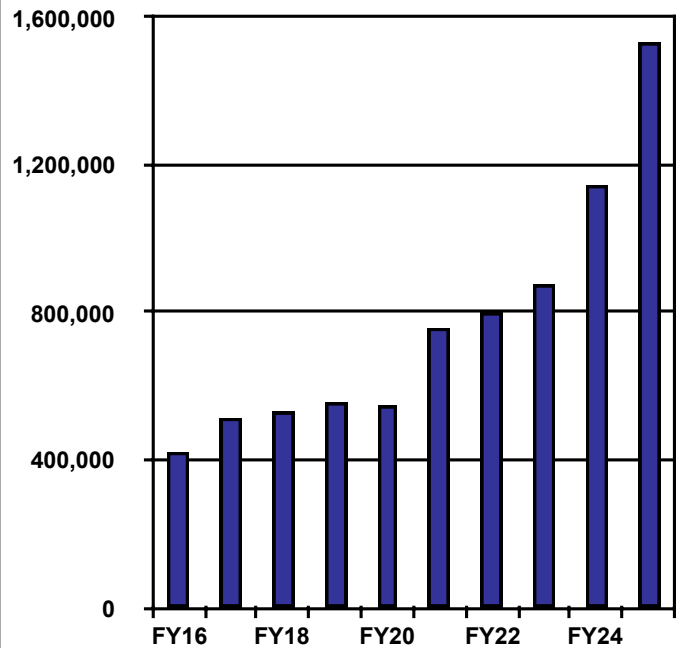
Contracted services (\$1,271,498), payroll (\$1,097,764), and utilities (\$1,005,290) continued to be the Association’s largest operating expenses in FY24. Contracted services included contracts for trash removal, grounds maintenance, pools, pest control, patrol service, and janitorial service (for routine cleaning of the Management Office, Community Center, and our apartment buildings’ common area hallways). Payroll expenses encompassed the costs of salaries, payroll taxes, health insurance, and retirement fund expenses for the Association’s current staff of 13 administrative, operations, and maintenance employees. Besides water and sewer expenditures, utility spending included the costs of electricity for the Management Office, Community Center, pools, apartment building hallways, and outdoor carriage lights.

During FY24 delinquent and doubtful condo fees decreased by \$2,596 to \$80,946 — a delinquency rate of less than 1% that is excellent by industry standards. Fairlington Villages continues to enjoy one of the lowest delinquency rates in the Washington, D.C., area.

Operating Reserves

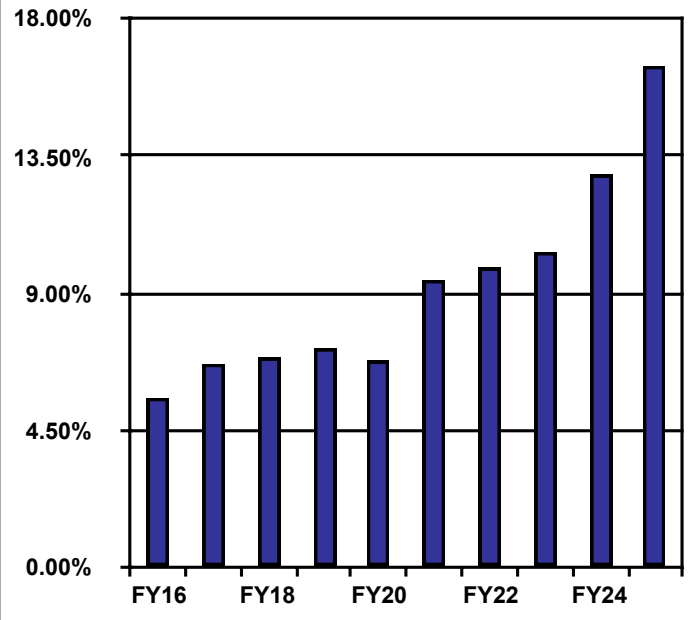
When FY24’s \$378,414 operating surplus is added to FY23’s final end-of-year Operating Reserves of \$1,148,277 (the cumulative total of previous fiscal years’ excess operating funds), the Association’s Operating Reserves totaled \$1,526,691 at the end of FY24. This \$1,525,691 figure is approximately 25.6% of our operating budget of \$5,975,367 for FY25, which began on Oct. 1, 2024, and approximately 16.4% of the total FY25 budget (including \$3,352,397 in Repair and

Fairlington Villages Operating Reserves: Dollar Amounts FY16 to FY25



Source: FY15–24 Audits

Fairlington Villages Operating Reserves: Percentages of Annual Budget FY16 to FY25



Source: FY15–24 Audits and FY16–25 Budgets

Replacement Reserve contributions) of \$9,327,764.

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 Operating Reserves total between

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Activities Around the Village

Discuss a Devilishly Good Book at the Book Club on March 27

Please join us on Thurs., Mar. 27, at 6:30 p.m. at the Community Center to discuss *The Devil at his Elbow: Alex Murdaugh and the Fall of a Southern Dynasty* by Valerie Bauerlein. Penguin Random House states, "Through masterful research and cinematic writing, *The Devil at His Elbow* is a transporting journey through Alex's life, the night of the murders, and the investigation that culminated in a trial that held tens of millions spellbound. With her stunning insights and fearless instinct for the truth, Bauerlein uncovers layers of the Murdaugh murder case that have not been told."

Our April 24, book is *Welcome to the Hyunam-Dong Bookshop* by Hwang Bo-Reum. This is a "heartwarming story about finding acceptance in your life and the healing power of books, *Welcome to the Hyunam-dong Bookshop* is a gentle reminder that it's never too late to scrap the plot and start again." If you are someone whose happy place is a bookstore or library, please come join us in April to discuss this ode to books that is already a smash hit in Korea.

Please visit our "Fairlington Area Book Readers Group" Facebook page for our book selections and more details at <https://www.facebook.com/>

[groups/185662778799790/](https://www.facebook.com/groups/185662778799790/). If you have questions, please email bookclub@fairlingtonvillages.com.

March Over to a Card Game 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.

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.

Pour Your Volunteerism at the Wine & Cheese Party on April 11

Save the date for our Wine & Cheese Party on Fri., April 11, from 7 p.m. to 9 p.m. at the Community Center. Get ready to bring a bottle of your favorite wine or something you want to try. See more details next month!

This event is intended for adults. Children will not be admitted without a parent.

We are grateful for volunteers for setup, decorating, pouring the mystery wines, and cleanup. Email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440 if you would like to lend a hand.

Meet the Board Candidates March 12 from 7 – 9 p.m.

The second Candidates' Forum will be held on Wed., March 12, from 7 p.m. to 9 p.m. at the Community Center, 3005 S. Abingdon St. The Forum will be a "meet and greet" with candidates available at tables for one-on-one or small group discussions. Your attendance is encouraged and will not involve a large time commitment. You may drop by at your convenience during the evening to chat with one or more candidates and ask them specific questions on topics of importance to you!

ELECTION

continued from page 1
unit ownership) for the conduct of business. If a quorum is not established the election cannot be held. Vote online or mail your paper proxy in the envelope provided.

ANNUAL MEETING MATERIALS WITH CANDIDATE STATEMENTS

Statements from the candidates who provided them by the deadline are included in the Annual Meeting materials and with online proxy ballots.

MARCH HOMEOWNER MAILING

All homeowners will receive their Annual Meeting materials and proxy ballots by first-class mail.

If you do not receive the materials by Monday, March 3, please contact the Management Office at 703-379-1440 or email office@fairlingtonvillages.com.

VOTE BY PAPER PROXY BY MARCH 15

If you do not have access to the internet, you can fill out a paper ballot. Please read the directions

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VINTAGE PHOTO BY GUY LAND

A Tisket, a Tasket...

Fill your basket at the Easter Egg Hunt on Sat., April 19, from 10 a.m. to 11 a.m. at the Community Center. Even the Easter Bunny can use an "eggs-tra" helping hand. Join the fun, spend some time with "eggs-traordinary" volunteers, and spread the joy of the Egg Hunt. If you can volunteer, please email activities@fairlingtonvillages.com.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Handbook Now Available

The *Fairlington Villages Handbook* (10th Ed. 2024) is now available in hard copy. Newly printed comb-bound copies are available in the Management Office. Of course, you can always find it online: <https://fairlingtonvillages.com/wp-content/uploads/sites/647/2024/09/Resident-handbook-2024-tenth-edition-1.pdf>.

Address Key Issues for the Annual Spring Inspection

Management's annual spring inspection is underway and we will be noting covenants violations such as:

- Items attached to the exterior of your unit, fence, or balcony railing.
- Items hung on the common walls of a multiunit building, or stored items in any common areas.
- Unkempt backyards.

You can address these items now to avoid a violation notice. Please refer to *Fairlington Villages Handbook* [online](#) or in print. Thank you in advance for your cooperation.

Attend the Annual Meeting on March 26

The Annual Meeting is the most important activity in the Association's annual calendar. Your vote is needed to achieve quorum (25% of the total unit ownership) for the conduct of business and the election of new members to the Board of Directors. Voting takes very little time on your part. Be a participant in the business of the condominium and vote. The Management team is here to help!

We look forward to seeing you on Wed., March 26, at the Community Center. Electronic voting is open 6:30 p.m. to 7 p.m. The meeting starts at 7:30 p.m.

Rotten Wood Replacement in Ward IV

Middeldorf Property Services is currently working on replacing rotten wood that was found during the painting program at over 95 locations in Ward IV, totaling 23,674 linear feet of damaged wood. This project includes lattice, crown molding, and trim boards at the roof line and in front porches. Rotten wood will be replaced by PVC and pressure treated wood, depending on the location.

This work is expected to be completed in the spring, weather permitting. Painting and replacing rotten wood is an ongoing program that includes one ward per year on a 6-year cycle.

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 667-278-9297.

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




PHOTO BY MIGUEL GALVEZ

Rotten wood replacement is underway in Ward IV, shown here at 4811 S. 29th St.

A Sample Proxy and Ballot Will Be in Your March Mailing

AT-LARGE DIRECTOR – WARDS I, II, III, IV, V & VI



Fairlington Villages,
A Condominium Association
FAIRLINGTON VILLAGES UNIT OWNERS ASSOCIATION

SAMPLE PROXY & BALLOT SAMPLE PROXY & BALLOT

2025 ANNUAL MEETING AND ELECTION

(1) Identification (Please Print Information Below)

Name(s): Fred and Fran Fairlington

Unit Address: 2345 Fairlington Street

(2) The undersigned hereby directs the Secretary of the FVUOA acting as my proxy at the March 26, 2025 Annual Meeting or any continuation of this meeting, to do any of the following: **Check A or B.** (If B, also Vote 1 and 2)

A. Sign my/our unit as present at the meeting, but do not cast votes for any candidate or on any matter subject to a vote at the meeting. (This means the unit will be counted for quorum only.)

B. Sign my/our unit as present at the meeting and cast my/our votes in the following manner:

1. At-Large Director (Vote for one – for a three-year term):

Karen Olson Weaver

Fran Fairlington (Write-In)

2. Regarding votes other than voting for candidates, cast my/our votes in the following manner (check one):

Do not vote.

Cast my/our vote in accordance with the position of the majority of the Board of Directors.

CONTINUED ON BACK SIDE
MUST SIGN PROXY ON BACK SIDE

Be Sure to Identify Yourself and Your Unit.

If You Select B, be sure to answer each of its sub-questions!

You'll have a third question for the Ward Candidates if you live in Wards I or VI!

(Please note that Section 602(b) of the Association's Election Rules states that "...any proxy showing a change in the candidate for whom the proxy is voted must also contain the initials of the Unit Owner(s) at all changes made, or the proxy shall not be considered valid.")

UNIT OWNER(S) – PLEASE SIGN & DATE:

NAME (Print) Fran Fairlington

SIGNATURE [Signature]

DATE February 28, 2025

I CERTIFY THAT THIS PROXY IS CAST ON BEHALF OF A MAJORITY OF THE UNIT OWNERS IN THIS UNIT

Section 55.1-1953(d) of the Virginia Condominium Act requires that a proxy contain the signature(s) of the Unit Owner(s), and the date the proxy was signed. Failure to fulfill these requirements will cause a proxy to be ruled invalid.

This proxy ballot must be returned to the Management Office before the close of business (7:00 p.m.) on Wednesday, March 26, 2025. A proxy ballot may be superseded only by a subsequently dated, fully valid paper proxy.

Be sure to Owner Sign and Date Proxy!

And Check the Box Below!

Please read the instructions carefully and be sure to sign and date your ballot.

ELECTION

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for voting and signing your proxy. If your proxy ballot is not filled out correctly, it cannot be counted for quorum purposes, or the election of Directors.

Paper ballots submitted by mail must be postmarked no later than Sat., March 15, and mailed to the balloting company in the envelope provided. To avoid possible delay, you may cast your proxy ballot online at the Management Office.

VOTE ONLINE BY 7 P.M. ON MARCH 26!

Voting online is the preferred way to vote:

- You must cast your online vote before 7 p.m. on Wed.,

March 26, when all voting will close.

- Voting online is easy, and more importantly, the safest way to cast your ballot. Please take advantage of this convenient way to participate in the Association's most important meeting of the year. The mailing contains instructions for voting electronically, including your unique user ID and password for each unit you own.
- The proxies of homeowners who are delinquent in paying condominium assessments are not valid.
- Management is available

to assist in navigating the website and to help you cast your online vote.

VOTE AT THE ANNUAL MEETING ON MARCH 26

There will be a final opportunity to vote at the Annual Meeting on Wed., March 26, via electronic voting from 6:30 p.m. to 7 p.m. at the Community Center.

ANY QUESTIONS?

Contact the Management Office to ask for help: call 703-379-1440 between 8:30 a.m. to 5:30 p.m. Monday through Friday and 9 a.m. to 2 p.m. on Saturday, or send an email to office@fairlingtonvillages.com.

AUDIT

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15 and 20 percent of our total annual budget. Given this recommendation, the current level of our Operating Reserves, which is more than 15 percent of the Association's total FY25 budget, appears to be sufficient. The reserves should cover any unbudgeted snow removal or storm cleanup costs (for example, a \$100,000 or more costly "snowmageddon" or wind event like those we have experienced in the past) or other unanticipated operating expenses.

As the two above charts indicate, the level of the Association's Operating Reserves has also improved significantly during the past 10 fiscal years (FY 16-25). At the beginning of FY16, our audited Operating Reserves totaled \$418,235 — 5.5% of that year's total annual budget of \$7,541,025. Since that date they have gradually increased to the current level of 16.4% of the FY25 budget.

Repair and Replacement Reserves

The Association's Repair and Replacement Reserve account funds long-term repair and replacement of major physical assets such as balconies, roofs, building masonry, trash concealment sites, swimming pools, backyard fences, parking lots, and gutters. Funding for this account is determined by the recommendations contained in the 5-year reserve studies required by the Virginia Condominium Act. Reserve studies completed in 2009, 2014, and 2019 recommended that reserve funding be increased by 6% per year from FY10 through FY16, with increases reduced to 1% per year thereafter. The Association funded these increases every year except FY21, when reserve contributions were decreased by \$128,217 (4%) to ensure there was no condo fee increase while our homeowners addressed the unprecedented challenges of the

COVID-19 pandemic. Our current 5-year Reserve Study Update, approved by the Board at its June 5, 2024, meeting, recommends continuing the 1% annual increases in FY25 and subsequent fiscal years to ensure our reserves are fully capitalized and there is "sufficient funding" to meet projected major capital repairs 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 audit report shows that the Association satisfied our reserve studies' recommendations during FY24. FY24 audited reserve spending totaled \$3,874,998 as programmed projects that were deferred or scaled back during the pandemic were completed, including expenditures on building masonry repair, renovation of Pool House 3, parking lot renovation, and slate roof and backyard fence replacement. FY24 reserve fund contributions totaled \$3,312,243, including \$3,172,274 from condo fees, and \$140,069 in interest derived from investment

of our reserve funds in certificates of deposit and U.S. Treasuries.

These expenditures and contributions combined to decrease the Repair and Replacement Reserve balance from \$7,726,316 at the end of FY23 to \$7,163,661 at the end of FY24. This FY24 year-end figure is \$25,779 higher than the FY24 fiscal year-end balance of \$7,137,862 our 2024 reserve study recommends to properly fund our reserve account and complete the projects needed to maintain our historic property and keep Fairlington Villages competitive in the Northern Virginia real estate market.

Obtain an Audit Copy

A copy of the FY24 audit has been posted on [TownSq](#). Once you have logged in to [TownSq](#), simply select "Documents" under the "Tools" tab on the far left of your screen. Homeowners may also obtain a copy of the audit report by contacting the Management Office via telephone at 703-379-1440 or email office@fairlingtonvillages.com.

— Harold Reem, Treasurer



A Note on the Candidate Statements In This Newsletter

The Election Rules permit candidates to submit a half-page Candidate Statement for publication in the newsletter. You can find the Statements on pages 8 and 9.

The Candidate Statements presented are as written by the candidate verbatim and were stylized only for consistency and with the candidates' knowledge.

None of the Statements reflect support or endorsement of any candidate.

The Candidates were given the option of having a Candidate Website, which can be accessed from the homepage for Fairlington Villages online: <https://fairlingtonvillages.com/>.

Candidate Statements: Ward I

Vonda Bush



Fairlington Villages is our home—our little oasis of trees, open spaces, helpful neighbors, children, parents, and retirees—in an often chaotic and uncertain world. I am running for the Ward I Board position to ensure that we will all continue to enjoy Fairlington Villages as it is—with continued

investment in maintaining our buildings, roofs, pools, and all of our other capital assets.

Having moved to Fairlington Villages in May 2022, I am a fairly new neighbor to you and believe I can bring fresh insights and a unique perspective to the Board.

I'm a United States Navy veteran having served 23 years of honorable service, including in Operation Iraqi Freedom and Operation Enduring Freedom on the USS Harry S. Truman CVN 75 Ship. My specialty is Information Technology centered around cybersecurity. Currently, I am an Information Security Systems Operator at the US State Department's Bureau of Consular Affairs.

In my time with the Navy, I became highly skilled at conflict resolution, problem solving, leadership, and am an integral player in cohesiveness and camaradery. I enjoy leading teams and finding practical solutions. My passions and interests include but are not limited to being an avid dog lover and you will often see me out walking my dog Symba.

In addition to ensuring the structural viability of Fairlington Villages' capital assets, we must also maintain our community's tree canopy, grass, flowers, and shrubs to increase curb appeal, help maintain our property values, and further the livability of Fairlington Villages.

You deserve a Board member who:

- will approach decisions and requests with an open mind;
- is willing to listen to all viewpoints before coming to a decision;
- cares about our community above self-interests; and
- will objectively weigh the pros and cons of proposed spending, rules, and variance requests with facts—not hyperbole.

I am asking for the privilege of being this Board member for Ward I and hope that I have your vote.

Anthony Radich



I am running first and foremost to bring a new, patient, and reasoned voice to the Board. Fairlington Villages is a great place to live with a well-established, well-run Association. This necessarily starts with a collaborative, well-functioning Board of Directors. I will aim for consensus

wherever possible. Where consensus is not possible, I will present my best case and respect the judgement of my fellow Directors, regardless of the decision that is reached. I pledge to represent everyone in Ward I, whether they vote for me or not.

I have previously served on two ad-hoc committees. I worked with the Architectural Control Committee several years ago to develop the egress window policy. More recently, I served on the Ad Hoc Turf Care Alternatives Committee that recommended leaf compost tea instead of synthetic fertilizers for our lawns.

I have several issues that I hope to put forward. One is to extend the policy surrounding architectural modifications. Owners of Fairlington units with basements recently gained the option to install egress windows. Fairlington owners have also expressed interest in French doors, skylights, and rooftop solar panels. I support the development of policies to allow these as well. Allowing and encouraging owners to upgrade their units while respecting Fairlington's historic character will help keep our neighborhood vibrant. Wherever possible, the answer to "Can we make this architectural change?" should be "Yes, and here is how."

Disaster preparedness is another crucial community issue, and I propose reviewing studies of the likelihood of various types of disasters here going forward. Recent tragedies in California and North Carolina illustrate the importance of taking a forward-looking view so we can have better discussions of the steps we need to take to prepare as a community.

Finally, a little more about me. I have lived in Ward I since 2013, when I finally agreed to move across the Potomac to join Robin, now my spouse, who has lived here since 2009. By day, I am an economist with the USDA. Weather permitting, on weekends I can usually be found outside gardening or taking care of my cars.

Candidate Statement: Ward VI

Melanie Alvord



I came to Fairlington Villages as a renter in the mid-nineties. Life then took me to the west coast for four years. When I returned to the D.C. area, I knew that I wanted to live in Fairlington Villages and purchased my home here in 2003. I have been a proud North Fairlingtonian ever since. For

me, the most treasured part of Fairlington Villages is its residents—tots, kids, teens, young adults, seasoned professionals, and retired adults, and of course dogs, cats, and other pets.

My neighbors are my motivation for running for re-election to the Ward VI Board seat. I want to continue to expand my contribution toward keeping Fairlington Villages a shining jewel among the many communities throughout northern Virginia.

Since returning to Fairlington, I have welcomed opportunities to contribute by joining and then co-chairing the Activities Committee, serving on the Variance Committee, volunteering for the Fairlington Historical Society's Home & Garden Tour, serving on the Strategic Planning Task Force and on the Fairlington Villages Board, and as Board Liaison to the Communications and Technology Committee, the Grounds Committee, the Noise Abatement Working Group, and the Ad Hoc Hallway Renovation Committee.

I have also been honored to be Fairlington's representative on the Alexandria Federation of Civic Associations since 2018 and have served on its Board since 2022.

If re-elected as Ward VI Director, I hope to continue to explore opportunities to meet the needs of our residents by supporting programs and policies that better our community while also maintaining our strong financial footing and protecting our community's historic integrity. A Board Director's first duty is as a fiduciary and I take that responsibility very seriously. Fairlington Villages has never had to impose a special assessment on its owners, and I believe in maintaining a budget that can meet competing goals while ensuring ample savings to cover unforeseen costs so that we are never in a position of needing to.

Candidate Statement: At Large

Karen Olson Weaver



Thank you for the opportunity to continue serving as your At Large Director! When I ran for Board three years ago, we listed objectives for improving the quality of our daily lives.

Our Successes

- Egress windows. Safer basements enable young families to stay in Fairlington.

Shorter commutes free up time for family and community. Our first window was just installed!

- Safe and Resilient Landscapes. Our new, chemical-free, environmentally friendly, attractive and cost-effective landscape program goes into effect this spring!
- Bidding out our landscape maintenance contract incentivized our contractor to do better work, deliver on time, and be more flexible. This is an important budget concern because landscaping is our third largest annual service contract, and because the appearance of our grounds is noticed, daily, by our residents and guests.
- Tree Survey Software helps us make factual and cost-effective tree care decisions that save money in the long run, improve tree health, and reduce damage from falling limbs.

Looking Forward

- Let's go further and support our staff and volunteers with Landscape Maintenance Software so they can do their jobs efficiently and accurately. Accurate record-keeping helps avoid the setbacks that can occur when leadership roles change hands.
- Slow Traffic and Deter Vandalism. Work with counties and the state for more stop signs, crosswalks and speed cameras. Re-evaluate our Security Patrol Program.
- Mental Health. Put in place a compassionate, timely process to help get appropriate care for neighbors suffering from mental health issues.
- A Smoke-Friendly Fairlington. Work on policy that is fair to both smokers and non-smokers.

Again, thank you for giving me the platform to serve you. It gives me great joy to help others in big and small ways, and to make new friends by working together to improve our community. I look forward to hearing from you. 703-909-9131

The News is published by
Fairlington Villages,
A Condominium

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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, March 5, 2025

The Board of Directors will meet on Wed., March 5, 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 – Feb. 5, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – April 2, 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.



Please note our new
patrol officer telephone
number 667-278-9297

Security hours:
8 p.m. – 4 a.m. nightly.

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Board Meeting Highlights

The Board of Directors held a Regular meeting on Feb. 5, 2025. The following are highlights.

New Business

A. FY24 Audit Acceptance: Mr. Reem moved the Board accept the FINAL DRAFT of Johnson, Bremer & Ignacio, CPAs, P.C. audit of the Association's fiscal operations ending Sept. 30, 2024. Passed 9-0.

B. Variance Request – 2855 S. Abingdon St., B-1 – Attic Renovation: Ms. Volpone moved the Board approve a variance request to remodel the attic in accordance with the specifications outlined in the variance request. Passed 9-0.

C. Variance Request – 2878 S. Abingdon St. – 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 9-0.

D. Variance Request – 4809 S. 27th St. – Remove a Load-Bearing Wall and Non-Load-Bearing Wall in the Kitchen: Ms. Alvord moved the Board approve a variance request to remove load-bearing wall and a non-load-bearing wall in the kitchen in accordance with the specifications outlined in the variance request. Passed 9-0.

E. Certification of Candidates for Election to the Board of Directors 47th Annual Meeting: Ms. Alvord moved the Board hereby Certifies the following individual(s) as Candidates qualified for election to the position indicated on the Board of Directors at the 47th Annual Meeting on March 26, 2025: Ward I Director – Vonda Bush and Anthony Radich; Ward VI Director – Melanie Alvord; and, At Large Director Karen Olson Weaver. Passed 9-0.

F. Pitched Roofs Replacement FY25: Mr. Reem moved the Board authorize Management to contract with Northern Virginia Roofing for the FY25 roof replacements, in accordance with the recommendation and proposal, at a total cost of

\$422,600. Passed 9-0.

G. Masonry Repair Project Phase 11 – FY25: Mr. Faherty moved the Board authorize Management to enter a contract with American Restoration LLC. and Facility Engineering Associates, P.C. (FEA), for the 2025 Masonry Repair Project as follows: Masonry Repairs (American Restoration) \$391,300; Consulting and Construction Assurance/Contract Admin (FEA) \$35,500; Total Cost: \$426,800. Passed 9-0.

H. New Trash Enclosure: Ms. Alvord moved the Board approve the proposal from American Restoration at a cost of \$14,800. Additional landscaping costs not to exceed \$1,200 for a total project cost of \$16,000. Passed 9-0.

I. Phase I Focal Bed Conversion to Native Plants: Ms. Volpone moved the Board approve the proposal from Native Plant Landscape Design for focal beds 1, 2, and 4 at a cost not to exceed \$6,000. Tabled.

Prior to a vote on the motion, the following motion to Table was approved:

Ms. Alvord moved to delay New Business Item I by one month to get a bid from Lancaster Landscapes, Inc. to see if they can provide a better warranty and cost along with photos of the plants to be provided to allow a view of what can be expected for each of the four seasons. Passed 7-1-1.

J. Spring Mulch Program: Ms. Volpone moved the Board approve the proposal from Lancaster Landscapes at a cost of \$34,575. Passed 9-0.

Prior to a vote on the motion, the following amendment to the motion was approved: Mr. Reem moved to amend the motion concerning the spring mulch program to reflect that it also calls for the use of funds from Operating Account 6145 [Subcategory 4] to

cover excess funding required for the program above that provided under Operating Account 6140. Passed 9-0.

K. Spring Turf Program: Ms. Volpone moved the Board approve the Spring Turf Program for installation by Lancaster Landscapes.

Prior to a vote on the motion, the following motion to Table was approved:

Mr. Faherty moved to delay New Business Item K by one month to confirm and possibly amend the proposal to remove the Annual Bonus project for Turf Alternative Plants-native ground covers on S. Columbus Street; leaving the application of Leaf Compost Tea at a cost of \$4,400, Core Aeration and Overseeding funding of \$9,185 for seed only, and two Eco-turf Test areas at a cost of \$1,630, for a total cost not to exceed \$15,215. Passed 6-3.

Motion to Reconsider: Having voted on the prevailing side of the motion to delay New Business Item K: Mr. Brown moved the Board reconsider the motion to delay New Business Item K Spring Turf Program, and continue discussion. Failed 4-5.



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
23	24	25	26	27	28	1 March Online voting open until 7 p.m. on March 26
2	3	4	5 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	6	7	8
9	10 Grounds Committee 7 p.m. Hybrid	11	12 Candidates’ Forum, 7 p.m. Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	13	14	15 Paper Proxy Ballots must be postmarked by March 15
16	17	18	19 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	20 Architectural Control Committee 7 p.m. Community Center	21	22
23	24	25	26 Canasta Club Community Center Annual Meeting Vote 6:30 p.m. Meeting 7 p.m.	27 Book Club <i>The Devil at his Elbow</i> , 6:30 p.m. Community Center	28	29
30	31	1 April	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	3	4	5

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