



North Fairlington News

Historic Fairlington Villages

FEBRUARY 2025

VOL. 47, No. 2

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One Election, Two Forums, Three Open Seats

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, at 7:30 p.m. in the Community Center at 3005 S. Abingdon St.:

Board meets regularly on the first Wednesday of the month.



IMPORTANT REMINDERS
Optional Candidate Statement
Due Fri., Feb. 7 by 5 p.m.

Presidents' Day, February 17
Management Office closed
Trash will be picked up

Candidates' Forum No. 1
Sat., Feb. 22, 10 a.m. – 12 p.m.
Community Center

Candidates' Forum No. 2
Wed., March 12, 7 – 9 p.m.
Community Center

Annual Meeting
Wed., March 26, 7:30 p.m.
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 not compensated.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community. The Board consists of three At Large members and one elected from each of the six wards. The

CANDIDACY CRITERIA

Candidacy paperwork was due on Jan. 31.

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, meeting.

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

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

Celebrating Quinquennials at Fairlington Villages



Fairlington Villages, A Condominium (FVAC), is proud to recognize the dedicated service of all our employees every day of the year. At our staff appreciation luncheon in December 2024, FVAC
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PHOTOS BY VICTORIA GOMILLION
PHOTO AT LEFT, pictured left to right: General Manager Greg Roby and Facilities Manager Miguel Galvez. PHOTO AT RIGHT, shown left to right: Operations Manager Mark Johnson and Grounds Assistant Oneyda Martinez.

Digging the Plans to Redesign Eleven Focal Planting Beds

An initiative is underway to beautify and improve “curb appeal” of plant focal beds community-wide, while also ensuring flowers and shrubs will better withstand increasingly harsh climate conditions.

The Grounds Committee, with Board approval, engaged Native Plant Landscape Design, Falls Church, to develop plans for reconceptualizing 11 focal beds, ranging from large circles to stand-alone brick planters. These beds are located at the Management Office and each of the street entrances to Fairlington Villages.

Currently, these focal beds and planters primarily feature annuals that are planted each spring and fall. By definition, annuals are only viable for the season in which they are planted and must be removed and replaced.

Now, during the winter, you will notice pansies, for example. These annuals will not live through our summers, so each spring they are replaced with summer tolerant plants. As a result, the cost to remove and replace the annuals is expended twice each and every year. Additionally, these annuals must be watered regularly when there is not sufficient rain, adding to the Association’s water bill.

The new designs will favor a large variety of perennial native flowers and shrubs that do not require replanting, and are: acclimated to our specific climate, drought tolerant and which once established, need relatively little water to thrive. The Grounds Committee asked the designer to use the following criteria when creating designs:

1. Year-round color and interest
2. Maximize native plants
3. No invasive plants per Arlington and Alexandria publicized lists

4. Minimize annuals
5. Include shrubs and herbaceous plants
6. Minimize maintenance
7. No removal of existing trees
8. Removal of existing shrubs/plants permitted
9. Removal of any existing invasives required
10. Low watering needs after plants are established.

Specific cultivars of amsonia, aster, coreopsis, dwarf hollies, heuchera, hydrangea, penstemon, and phlox, for example, will provide four-season color. These plants will offer an added benefit — all are perennials. Once established, they will live for years, if not decades, eliminating the need to mass-plant annual flowers twice a year.

Annual flowers still will be planted in focal beds to provide additional color accents, but the

shift to mainly perennials will — over time — reduce spending for focal bed planting.

This plan aligns Fairlington Villages with Arlington County’s goal to emphasize native plantings, which in addition to drought tolerance, often are beneficial to bird and insect populations that comprise our local ecosystem.

Another goal is to bring more uniformity to the appearance of focal beds and planters, most of which have been planted, individually, over decades.

The Grounds Committee will submit design plans to the Board with a recommendation the plantings be accomplished in three phases, that may or may not take place over three years.

— Jim Ostroff, Grounds Committee
Co-chair



PHOTO BY JIM OSTROFF

This example of a plant focal bed features a mix of annuals and perennials; this one is located at King and 30th Streets.

ELECTION

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

TWO CANDIDATE FORUMS

Two Candidate Forums will be held at the Community Center:

- Sat., Feb. 22, from 10 a.m. to 12 noon.
- Wed., March 12, from 7 p.m. to 9 p.m.

Residents will have two opportunities to meet the candidates and ask questions. All residents are encouraged to attend.

Both Forums will be a “meet and greet” format 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 Forum to chat with one or more candidates and ask them specific questions on topics of importance to you.

CANDIDATE STATEMENTS

Optional candidate statements submitted by confirmed candidates will be published in our next newsletter.

ELECTION RULES

The Election Rules as adopted by the Board of Directors on Dec. 6, 2023, are available [online](#). If you would like a hard copy, please contact the Management Office.

Notice: Candidates for Board seats are permitted to leave campaign flyers in front of multiunit buildings the weekends of Feb. 15 to Feb. 16, and March 8 to March 9. If you see flyers by your building door, please bring them inside to avoid fly-aways.

ELECTION MARCH 26

The election is held at the Annual Meeting on Wed., March 26, at the Community Center.



VINTAGE PHOTO BY CAROL BELL



VINTAGE PHOTO BY ADRIENNE ZALESKI

We often see Guy Land taking photographs at events like our 4th of July Parade, as captured on film by Carol Bell. Or at a Holiday Party in 2020.

Wow! What a Guy Land!

It is not hyperbole to say Guy Land is a pillar of the Fairlington community! He unselfishly dedicates his time, expertise, skills, and abilities to make our community the vibrant, inclusive, and future-focused place it is today.

For almost fifty years, Guy has been involved in diverse aspects of Fairlington Villages, A Condominium. You might not recognize his face given that he has been our “unofficial” photographer and

always seems to have a camera in hand, but you likely know his name. He served as Fairlington Villages Ward I Director and as Board President for thirteen years. He documented the architectural style of our neighborhood for our historical designation applications. Guy chronicled community events and activities, such as the 4th of July Parade, Halloween, holiday light displays, Santa’s rides, and the Home and Garden tours. As president of the Fairlington Citizens Association, Guy served as a spokesman for us.

He always put the interests of the Fairlington community first. Please join us in recognizing his long-time commitment to helping create the amazing place we call home.

— Terry Placek

At the end of February, all homeowners of record will receive detailed information, a ballot for director positions, and a proxy form. Owners will be able to vote their proxies online. In the March issue of our newsletter, we will provide details on the qualified candidates and review the procedures for voting.

MORE INFORMATION

If you have any questions, please telephone the Management Office at 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 on Mon., Feb. 17.

STAFF

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celebrated the quinquennial of two of its employees:

- Facilities Manager Miguel Galvez enjoys his fourth quinquennial, for a total of 20 years of service to FVAC.
- Grounds Assistant Oneyda Martinez celebrated her first quinquennial, for a total of five years of service to FVAC.

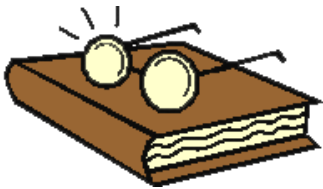
Activities Around the Village

Watch the Big Game in The Big Easy on February 9 from Your Home Sofa



The Game Day Watch Party has been cancelled for 2025 due to renovations. Please feel free to enjoy the big game at home while our

hardworking volunteers take a well-deserved break.



Pick Your Spot with the Book Club on February 27

Our Feb. 27 book is *The Berry Pickers* by Amanda Peters. This

national best-selling novel tells the tale of a young girl gone “missing from the blueberry fields of Maine, sparking a mystery that will haunt the survivors, unravel a family, and remain unsolved for nearly fifty years.”

Our March 27, book is *The Devil at his Elbow: Alex Murdaugh and the Fall of a Southern Dynasty* by Valerie Bauerlein. For all true crime fans, this book has been hailed as “the definitive account of the Murdaugh murders. Forget the podcasts, the TV specials, and the documentaries—this is the version of the story you’ll want to read..” Learn the history and details of a horrific crime that captured the nation and then come discuss your theories with our Book Club!

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.



You Will Love the Players at the Canasta Club on Wednesdays

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each Wednesday from 10:30 a.m. to 1:30 p.m. in the Community Center.

We welcome newcomers! Canasta is a card game where players or partnerships try to meld groups of three or more cards.

Please email Mary Ryan at mxryan1024@gmail.com for more details.

Strive to Volunteer with Fairlington Villages in 2025

After a long winter’s nap, we hope you will join us for our 2025 activities. Our next scheduled event is the Wine & Cheese Party on April 11. You can see our “Calendar of Events 2025” listed on page 9 of our January 2025 newsletter [online](#).

We are extending an open invitation to join your neighbors and volunteer for an event — reindeer suit optional! We appreciate all of our volunteers who help make Fairlington Villages a special place to call home. We hope you will consider helping your community and give the gift of time to an event. You do not have to stay for the whole event; volunteering for a specific task, such as setup or cleanup, goes a long way in creating the activities our residents love.

If you wish to share your talents, email the Activities Committee at activities@fairlingtonvillages.com.



PHOTO BY GUY LAND

The Morning with Santa in December 2024 was magical for many families thanks to these extraordinary jolly elves and reindeer. You can volunteer and be a part of this amazing community. No special skills are required, simply your willingness to lend a hand.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Mind the new Patrol Number

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

Holiday Decor Is Past Season

As Jan. 15 has passed, any year-end holiday decorations displayed in accordance with the seasonal exception for a variance are no longer permitted. Decoration of the common areas of multiunit buildings or

shared porches beyond the year-end season is permitted only with an approved "[Request for Decorating Common Areas Approval Form](#)." There are exceptions for your unit door and floor mats provided there are no alterations or penetrations to the door, jamb, or other parts of the building. If you have any questions, please refer to the Standard Policy for Decorating Limited-Common and Shared-Common Areas [online](#).

Review Your Insurance Coverage

The coming tax season is a great time to review the Association's master insurance policies to determine if you need to change the endorsements to your own HO-6 or HO-3 supplemental policies. Property Coverage under the master policy includes the unit interior walls, original floors, original fixtures, original permanently installed items in the kitchen and bath such as cabinets and counter tops, sinks, commodes, bathtubs, and showers, on a replacement cost basis.

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

Unit owners and those renting should have your own personal insurance policy to cover the following items that are not covered by the Association:

- **Your personal belongings:** Includes items such as furniture, clothing, computers and electronics, jewelry, etc.
- **Building alterations and improvements:** If you install new carpet, change your hardwood flooring, enhance your kitchen, or renovate your bathroom — any upgrade from the original construction as conveyed by the developer is your responsibility to insure.
- **Loss Assessment:** Historically, this coverage

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

protected your responsibility to the condominium in the event of certain additional assessments by it including operating loss (to cover revenue shortfall in annual operations) and deductible loss (to reimburse the Association for deductible expense that was the unit owners' responsibility) assessments. Newer policies may separate deductible loss assessment coverage from other assessments. You should ask for this endorsement specifically by name and confirm whether it is included under your "loss assessment" coverage or elsewhere.

- **Personal Liability:** Protects you if a person is injured on your property.
- **Loss of Use:** Covers expenses to relocate to a hotel if your unit needs repairs for damage that makes it uninhabitable.

Please consult with your insurance professional for advice as to the types and limits of any additional coverage that are best for you.

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, February 5, 2025

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

townSq Your Gateway to Fairlington

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

Please Bear To Clear the Air

Management continues to receive complaints about the transference of smoking odors from cigarettes and marijuana.

If you are a smoker or allow smoking in your unit, please make every attempt to ensure that your unit is sealed (common walls, outlets, behind appliances, etc.) to minimize the transference of smoke and smoke odors. Non-smoker unit owners are also encouraged to take such measures.

Other mitigation measures that can be effective are:

- Use an air purifier.
- Place a wet towel at the bottom of your door to prevent

the smoke and odor from entering the hallway.

- For marijuana consumers, consult your prescribing physician to determine whether edibles may be an effective and non-intrusive delivery method in lieu of smoking.

Thank you in advance for your cooperation in the effort to mitigate the negative effects of the transference of smoke odors.

Odors are discussed on page 71 of our *Fairlington Villages Handbook for Residents* in the "Rules" section, available [online](#).

Board Meeting Highlights

The Board of Directors held a Regular meeting on Jan. 8, 2025. The following are highlights.

New Business

A. Variance Request – 2806-A S. Abingdon St. – Remove a Load-Bearing and Non-Load-Bearing Wall in the Kitchen: Ms. Volpone moved the Board approve a variance request to remove a load-bearing wall and a non-load-bearing wall in the kitchen in accordance with the specifications outlined in the variance request. Passed 9-0.

B. Variance Request – 3025 S. Columbus St. – Remove a Load-Bearing and a Non-Load-Bearing Wall in the Kitchen: Mr. Faherty moved the Board approve a variance request to remove a 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.

C. Variance Request – 3020 S. Abingdon St. – Remove a Load-Bearing and Non-Load-Bearing Wall in the Kitchen: Mr. Faherty moved the Board approve a variance request to remove a 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.

D. FY25 Audit and Tax Return Preparation Services: Mr. Reem moved the Board authorize Management to contract with Johnson, Bremer, and Ignacio, CPAs, P.C. to prepare annual audits of the Association's financial statements and federal and state income tax returns, as set forth in its engagement letter, for Fiscal Year 2025 at a total cost of \$20,000 (Tax Returns: \$1,000 + Annual Audit: \$19,000). Passed 9-0.

E. FY25 IT Managed Services Agreement (New Vendor): Ms. Volpone moved that the Board accept the proposal from Baer Technologies of its Managed

Service Provider Agreement pursuant to its proposal dated Dec. 27, 2024, for a 12-month term running from Feb. 1, 2025, to Jan. 31, 2026, at a monthly cost of \$950 per month. Passed 9-0).

F. FY25 Annual Meeting Election Administrator: Mr. Faherty moved the Board agree to payment

of a retainer in the amount of \$3,000 to Dave Clark, Esq., of Clark Legal Solutions, Inc., to establish an account against which Mr. Clark will bill the Association on an hourly basis for performance of the role and responsibilities as Fairlington Villages Election Inspector. Passed 9-0.



VINTAGE PHOTO BY MARK JOHNSON

Your Patience Is Appreciated This Winter

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 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 sidewalks, steps and porches. Heavier snowfalls over 4 inches require more time.

Snow removal 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.

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
26	27	28	29	30	31	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 by 5 p.m.	8
9 Game Day Watch Party CANCELLED	10 Grounds Committee 7 p.m. Hybrid	11	12 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	13	14	15
16	17 Presidents' Day OFFICE CLOSED TRASH PICKUP	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 Candidate Forum 10 a.m. – 12 noon Community Center
23	24	25	26 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	27 Book Club <i>The Berry Pickers</i> 6:30 p.m. Community Center	28	1 March
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

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