



North Fairlington News

Historic Fairlington Villages

JUNE 2025 VOL. 47, No. 6

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Annual Budget Process Begins, Budget Forum on July 23

Fairlington Villages' budget process for Fiscal Year 2026 (FY26), which runs from Oct. 1, 2025, to Sept. 30, 2026, has begun. The annual Homeowners' Budget Forum will be held in the Community Center at 7 p.m. on Wed., July 23, 2025. If homeowners do not wish to attend the Forum in person, they will also have the option of participating virtually.

The Forum is an interactive setting that includes review of the draft FY26 budget and the Association's fiscal priorities, and homeowner comments and questions on projected operating and reserve spending. For a discussion of items covered by your condo fee, see

the article "FY26 Budget Process Begins This Month: Review What Your Condominium Fee Covers" on pages 1 and 3 of the May 2025 *North Fairlington News* [online](#).

In accordance with condominium industry best practices, we have traditionally had small annual condo fee increases to avoid large single-year fee hikes and special assessments — Fairlington Villages has never had a special assessment in its 47-year history. For example, following FY21 when fees were not raised because of the COVID-19 pandemic's challenges, fees rose by 1.46% in FY22, by 3.96% in FY23 when inflation was running at an annual rate of 9.1%,

and by 4.53% in FY24 due to continuing inflationary pressures and a 24.2% increase in the cost of the master property insurance policy for our buildings. During current FY25, as inflation abated, fees were increased by 3.39% due in large part to an additional 26.1% rise in our property insurance costs.

As of April 2025, inflation is running at an annual rate of 2.3%, but will likely increase due to current economic trends. Besides

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Thursday, Juneteenth
Management Office closed
Trash will be picked up

Dive into the Pools this Summer

POOLS COMMITTEE MEETING ON JUNE 5

The Pools Committee will meet on Thurs., June 5, at 7 p.m. at Pool 5. Please email pools@fairlingtonvillages.com for additional details.

PLAN YOUR OWN POOL PARTY

Please contact the Management Office *before* you plan your party at the pool; call 703-379-1440 or email office@fairlingtonvillages.com. If you are planning a pool party, please review the Rules, to keep everybody safe.

Pool rentals are available seasonally for \$100, plus \$35 per hour for lifeguard services; but only

during non-scheduled operational pool hours. You can find the latest Pool Rental form [online](#).

ACCESSIBILITY AT POOL 4

Pool 4 has a battery operated lift. Residents with disabilities may request reasonable accommodations by contacting the Management Office prior to pool use.

FIND POOL DETAILS, RULES, AND SCHEDULE ONLINE

You can review the description of our pools on page 2 of our May 2025 newsletter [online](#) and the 2025 Rules and Schedule [online](#).

A-Hunting We Will Go



Young Fairlingtonians enjoyed the Easter Egg Hunt; learn more on page 4.

Fairlington Villages Implements Focal Bed Redesign

The conversion of three of our 11 focal beds has begun, with support from the Grounds Committee and approval by the Board of Directors. The redesign combines native perennials with “curb appeal,” multi-seasonal interest, and varieties better suited to our changing climate. The new design will bring more uniformity to the appearance of our beds and planters.

Previously, all of our focal beds contained annuals that were planted each spring and fall. Annuals are plants that die after one growing season, while perennials come back year after year. The expense of removing and replacing

annuals twice each year, and costs associated with watering demands, were significant. The new designs favor a large variety of perennial natives that are drought tolerant once established.

Not all 11 of our focal beds will be changed at once. The first phase of the program will last three years to evaluate the viability and appearance of these focal beds. The new approach will start with a pilot program limited to focal beds at the following locations:

- Abingdon Street and 28th Road at the top of the hill
- Abingdon Street at the I-395 bridge

- 31st Street South and South Woodrow Street.

Residents are encouraged to look at these beds, keeping in mind that it generally takes about three years for perennials to reach their full potential. For gardeners, there is an adage that the first year plants “sleep,” the second year they “creep,” and the third year they “leap.” This refers to the gradual establishment of the plants, with the third year marked by vigorous growth and flowering.

For details on the criteria used for the redesign, please see the February 2025 issue of *North Fairlington News* [online](#).



PHOTO BY MARK JOHNSON

LEFT SIDE: You can see an example of a newly designed focal bed at Abingdon Street and 28th Road. RIGHT SIDE: You will find this bed at Abingdon Street at the I-395 bridge.

Give Flowers for the Blooming Annual Plant Sale



PHOTO BY GUY LAND

Fairlingtonians had plenty of choice at the Plant Sale.

Thank you from the Grounds Committee for a terrific Plant Sale! Gracias to our Fairlington neighbors for purchasing 100 native perennials and 144 annual plants to beautify your balconies and patios.

Danke to our fabulous volunteers who were essential to helping our neighbors choose the right plants for the right place and making the day a success: Beth Baynes; Sharon Bisdee; Eleanor, James, and Sharon Burd; Leslie Cameron; Pat Carol; Kate Hawley; Corey Huggins; Rebecca Leet; Shawn Mahoney; Liz Monteith; Susan Tatum; Donna Volpone; Anne Wilson; and Carolyn Wolfe.

Merci to Oscar Giron, Mark Johnson, and our management staff for their immeasurable help.

See more photos from the Plant Sale on page 6.

Easy Sailing at the Annual Yard Sale Thanks to Volunteers



PHOTO BY GUY LAND

Fairlingtonians like treasure hunting and visiting with neighbors at the Yard Sale.

Despite a bit of unpredictable weather leading to the event, the deals were not to be denied for our Fairlington community! Our valued annual Yard & Plant Sale on May 3 proved once again that Fairlingtonians know how to host a successful event, offering fantastic bargains for our savvy buyers.

Thank you to all the wonderful sellers who made it happen; as well as our stellar Yard Sale volunteers Sharon Bisdee, Warene Sheridan, and Susan Tatum.

See more photos from the Yard Sale on page 6.

We love our event volunteers!
Your help is welcomed. Email activities@fairlingtonvillages.com for details.

FY26 BUDGET

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addressing this potential rise in inflation, next year's budget also needs to incorporate Arlington and Alexandria water/sewer rate increases, a likely rise in the cost of employee health insurance, and another significant increase of at least 15% (\$100,000 or more) in the cost of our property insurance policy. Federal personnel and spending cuts may also negatively impact some of our homeowners' ability to pay their condo fees.

Given these trends, FY26's budget should aim for a condo fee increase of about 3.5%. An increase in this range is slightly above the present inflation rate, but should allow us to fund operations at current levels and increase reserve contributions by 1% per year in accordance with our 2024 Reserve Study Update's recommendations.

KEY DATES

In addition to the July 23, 2025, Homeowners' Budget Forum, key dates in the FY26 budget preparation process include:

May 1 to May 23: Board members

and committee chairs provide budget inputs to the Association Treasurer and General Manager.

May 27 to June 13: Treasurer and General Manager prepare the draft budget using Board members' and committee chairs' inputs.

June 17: Draft Treasurer's/Management budget sent to committee chairs and Board for preliminary review.

July 2: Treasurer presents draft Treasurer's/Management budget at regular Board meeting and Board approves and/or amends draft budget.

July 9: Draft budget as approved/amended by Board is mailed to homeowners for review and use as the basis for discussion at the Homeowners' Budget Forum.

July 23: Homeowners' Budget Forum at 7 p.m. to discuss budget. The Forum will be conducted at the Community Center and virtually; access instructions will be provided.

July 28: Final draft budget incorporating comments from the Homeowners' Budget Forum is sent to Board members. All homeowner comments are included in the draft budget or addressed in the Treasurer's presentation at the Aug. 6 Board meeting.

August 6: Board approves final budget at its monthly meeting. The Management Office will prepare a copy of the final budget and mail payment coupons and a budget information letter to homeowners no later than Aug. 31.

ATTEND AND ADVISE

Please plan to join us and participate in the upcoming annual FY26 budget discussion and Forum. The Board welcomes the advice and suggestions of all homeowners.

For additional background information, please review the Annual Meeting FY24-26 budget report [online](#).

— Harold Reem, Treasurer

Activities Around the Village

Travel Across America with the Book Club on June 26

Please join us on Thurs., June 26, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *Travels with Charley: In Search of America* by John Steinbeck. Follow this "intimate journey across America, as told by one of its most beloved writers."

Our July 24 book will be *Who is Government? The Untold Story of Public Service* by Michael Lewis. According to Penguin Random House, "Each essay shines a spotlight on the essential behind-the-scenes work of exemplary federal employees."

Please visit our "Fairlington Area Book Readers Group" Facebook page for more details at <https://www.facebook.com/groups/185662778799790/>. If you have questions, please email bookclub@fairlingtonvillages.com.

Summer 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. Newcomers are always welcome! 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.

Join the June Drills and Socials for Tennis and Pickleball

Meet for Wednesday night tennis drills at 7 p.m. at Court 1, weather permitting; open to all levels, especially beginners. Stay for the Tennis Socials on Wednesday from 7 p.m. to 8:30 p.m. at Courts 2-5.

Join the Pickleball Socials on Thursdays from 6 p.m. to 7:30 p.m. at Courts 1 and 3.

Email the Tennis/Pickleball Committee tennis@fairlingtonvillages.com for more details. Please wear appropriate apparel on the courts and review our 2025 Tennis and Pickleball Rules [online](#).

Show Your 4th of July Spirit

Celebrate Independence Day in style with your Fairlington neighbors! Dust off your red, white, and blue, and get creative decorating yourselves and your wagons, bikes, strollers — whatever your Parade mode of transport! Meet at the old Fairlington firehouse at 9:45 a.m.; we will start marching up S. Abingdon Street at 10 a.m. to the Fairlington Villages Community Center. Spectators welcome! Enjoy food, drinks, and the Bake Sale afterward.

Want to help make the sparkle happen? We need volunteers! Email activities@fairlingtonvillages.com or call 703-379-1440 to lend a hand. Together we will make this 4th of July shine!

Help Our Bake Sale on July 4

After the annual 4th of July Parade, join us for our Fairlington Bake Sale! All proceeds will be donated to the Arlington Food Assistance Center.

The Bake Sale will be held at the end of the Parade at the Fairlington Villages Community Center parking lot at 3005 S. Abingdon St.

Contribute to this great cause and join in the fun by purchasing goodies for family and friends. Over the years, Fairlington's efforts have raised more than \$22,700. This year marks the 20th anniversary of the 4th of July Bake Sale, so please help us make an extra-generous donation to end hunger in our community!

You can donate your delicious baked goods (please, no frostings or fillings that melt in the heat); please deliver them to the tables set up at the Fairlington Villages Community Center parking lot between 9 a.m. and 9:30 a.m. on

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In the Pink with Family



PHOTO BY GUY LAND

Our cherished moments at any family-friendly event is the opportunity for multiple generations to be together and celebrate, as seen here at the Easter Egg Hunt.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Recognize Juneteenth

The Management Office will be closed on Thurs., June 19. Trash will be collected per usual.

Budget Your Time for the Forum on July 23

Plan to attend the Homeowners' Budget Forum on Wed., July 23, at 7 p.m. in the Community Center.

The Forum will be accessible virtually as well; please contact the Management Office for details regarding digital access.

Mind Your Condensate Line

As a friendly reminder, the maintenance of your air conditioner condensate line is your responsibility, even if the line is outside of your unit. The condensate line takes water removed from the humid air from inside your unit to the outside. If a contractor performed spring maintenance on your unit and cleaned the coils, your condensate line is probably fine. However, if you only changed the filter, the condensate line may clog. If it does back up and there is damage to your unit or a neighbor's unit (many condensate lines run through neighboring units), you may be responsible for those damages.

Algae, dust, or dirt can collect inside the condensate line and force condensation water from the air handling unit to back up into the building, rather than flowing out of the building. If your unit has not been cleaned recently, it may be cost effective for you to have a contractor clean the line. Some "home" remedies that work include pouring a cup of bleach OR ammonia OR a small bottle of club soda into the line.

CAUTION: do not use bleach and ammonia at the same time!

Master 15 Feet Around Your Grill

Summer fun includes cooking outdoors with family and friends. Fairlingtonians who share in this favorite pastime must be mindful that the Virginia Fire Prevention Code (VFPC) prohibits the use, operation, or storage of any open-flame cooking device on any balcony, rooftop, or deck of any building or within 15 feet of combustible construction or residential occupancy. The VFPC provides an exception for cooking devices using electricity as the heating source and listed by a recognized testing authority.

You can learn more about "Balconies," "Grills," and "Fire Safety and Prevention" in the *Fairlington Villages Handbook* [online](#).

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

Do You have a Valid Fairlington Villages ID?

A valid 2025 Fairlington Villages ID card is required for access to the tennis and pickleball courts, as well as the swimming pools.

Pool stickers and guest passes for the 2025 season are available at the Management Office. Each household may get up to four guest passes for the season. Please remember that residents must accompany their guests at all times.

New residents may obtain an ID card for a \$10 fee by producing proof of ownership or a copy of their lease. Only tenants named in the lease may receive an ID card. Lost cards may be replaced at the Management Office for a fee. Cards are revalidated at no cost.

Please contact the Management Office if you have any questions.

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, June 4, 2025

The Board of Directors will meet on Wed., June 4, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may be confirmed with the Management Office the week prior to the meeting: email office@fairlingtonvillages.com or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – May 7, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – July 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.

Coming Up Roses at the Yard & Plant Sales



PHOTOS BY GUY LAND

Plenty of buyers and sellers participated in our annual Yard & Plant Sales on the bargain-filled May morning.

Board Meeting Highlights

The Board of Directors held a Regular meeting on May 7, 2025. The following are highlights.

New Business

A. Standard Board Practices and Procedures 2025-2026 Board Year: Mr. Faherty moved that the Board adopt the following procedures for the conduct of monthly Board meetings and the transaction of Association business during the 2025-2026 Board year. These procedures shall remain in effect until amended by a majority of the Board, upon motion and second, at any Regular or Special meeting of the Board. By unanimous consent the Board may temporarily waive any procedure specified in this resolution. Passed 8-0.

B. Variance Request – 3032 S. Abingdon St. – Remove a Load-bearing Wall and Non-load-bearing Wall in the Kitchen: Ms. Volpone moved the Board approve

the March 3, 2025, variance request from the homeowner 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 8-0.

C. Apartment Hallway Carpet Cleaning: Mr. Reem moved the Board approve the proposal from CMR Alliance for apartment hallway carpet cleaning at a cost of \$16,157. Passed 8-0.

D. Reclassification of \$49,000 Expense from Non-Insured Loss (GL5475) to Reserve Expense (GL3700): Mr. Reem moved that for purposes of Generally Accepted Accounting Principles (GAAP) and to create an Audit trail, the Board of Directors hereby explicitly authorizes the reclassification

of the \$49,000 expense described above from Operations (GL5475) to the Reserve Fund (GL3700). Passed 8-0.

E. Community Center Rental – Information: The General Manager asked for guidance from the Board as to how much to charge for rental of the renovated Community Center and will present his recommendations at the June meeting.

ACTIVITIES

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the 4th of July, before the Parade begins.

We also need people to help sell at the Bake Sale. If you can volunteer, please email Robin Weinick at rweinick@gmail.com.

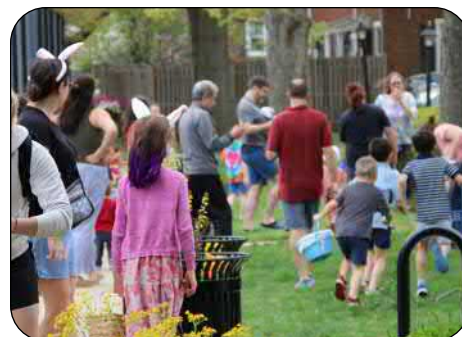
Please contribute lots of baked goods and come hungry!



No Bad Eggs in Fairlington!

A big “thank you” to everyone who made our Easter Egg Hunt on April 19 a success! It was wonderful to see so many Fairlington Villages families come together. The perfect weather was just the beginning — the real joy came from watching the kids greet the Easter Bunny and excitedly hunt for those hidden treats.

We especially appreciate our eggs-cellent volunteers: Carolyn Bartley, Warene Sheridan, and Susan Tatum.



You are always welcome to join our volunteer family at Fairlington Villages. Attend an event. Lend a hand. Email activities@fairlingtonvillages.com for details.



EASTER PHOTOS BY GUY LAND

The Easter Egg Hunt was a gorgeous morning filled with the adorable littles discovering an egg or two.

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
1 June	2	3	4 Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social 7 p.m., Courts 1-5	5 Pools Cmte 7 p.m., Pool 5 Pickleball Social 6 p.m., Courts 1 & 3	6	7
8	9 Grounds Committee 7 p.m. Hybrid	10	11 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	12 Pickleball Social 6 p.m., Courts 1 & 3	13	14
15	16	17	18 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	19 Architectural Control Cmte, 7 p.m. Community Center OFFICE CLOSED Pickleball Social	20	21
22	23	24	25 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	26 Book Club 6:30 p.m. Community Center Pickleball Social 6 p.m., Courts 1 & 3	27	28
29	30	1 July	2 Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social 7 p.m., Courts 1-5	3 Pickleball Social 6 p.m., Courts 1 & 3	4 4th of July Parade, 9:45 a.m. + Celebration OFFICE CLOSED	5
6	7 Grounds Committee 7 p.m. Hybrid	8	9 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	10 Pickleball Social 6 p.m., Courts 1 & 3	11	12

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