



# North Fairlington News

## Historic Fairlington Villages

AUGUST 2025 VOL. 47, No. 8

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

## Draft FY26 Budget Proposes 2.67% Increase in Condo Fees

At its July 2, meeting the Board of Directors approved a draft \$9,602,715 budget for upcoming Fiscal Year 2026 (FY26), which begins Oct. 1, 2025. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 23 Homeowners' Budget Forum.

FY26's draft budget raises fees by 2.67% as we continue to confront inflationary pressures, particularly rising property insurance costs. This rise, which tracks the current annual inflation rate of 2.7%, meets the previously stated objective of limiting FY26's fee increase to no more than 3.5%, and will allow the Association to

preserve its current level of community services, maintain full funding of our reserves, and continue to accomplish critical reserve projects. The FY26 increase follows FY25's fee increase of 3.39% when inflation was running at an annualized rate of 3.3%, FY24's fee increase of 4.53% when inflation

*continued on page 2*

**Please note our new patrol officer telephone number 667-278-6736**

## Moving Forward After the Fire

We are pleased to report we are making progress after the Mechanic Shop fire in May. The site has been cleared of all debris, cleaned, and remediated. An estimate for renovation has been prepared by the Association's contractor and is being adjusted by the insurance company. Permits to replace the roof and structural elements have been filed with Arlington County; all of the renovation work is awaiting County approval.

We anticipate it will take several months before the space is ready to be occupied. Residents' understanding and continued patience is greatly appreciated when conducting business at the Management Office.

## A Master 4th of July Celebration



PHOTO BY GUY LAND  
Relish in what our superstar volunteers cooked up for the 4th of July; see the family-friendly fun on pages 4 to 6. Learn what is cooking for the end of summer.



PHOTO BY GUY LAND

### Expect Pool Closures for Weather Events

It is the law: all pools must close for inclement weather.

### Pools Committee Meeting on August 7

The Pools Committee will meet on Thurs., Aug. 7, at 7 p.m. at the Community Center. The last meeting for the season will be Thurs., Sept. 4. Please email [pools@fairlingtonvillages.com](mailto:pools@fairlingtonvillages.com) for additional details.

### New Pool Hours Start August 25

All pools will have reduced hours starting Mon., Aug. 25. Labor Day, Mon., Sept. 1 will be the last day at Pools 1, 3, 4, and 6. For complete details, please see the Pools Schedule online: <https://fairlingtonvillages.com/pools/>.

### Do You have a Valid ID or Pool Pass?

A valid Fairlington Villages ID card or pool pass is required for access to the courts and pools. For details: email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com), call 703-379-1440, or use [townSq.](https://townsq.io)

## A Growing Investment in Trees in Fairlington Villages

Healthy trees are one of the least expensive, most effective Fairlington Villages investments. They help sequester carbon, remove pollutants, provide shade and cooling of the air, and supply noise and wind buffering. Trees add neighborhood property value and beauty while supporting the broader ecosystem.

Fairlington Villages includes more than 100 species of trees, mostly native, throughout its 93.3 acres. Native shade trees include oaks, tulip poplars, American lindens, and hornbeams. A 125-year old white oak (*Quercus alba*) at 3059 S. Abingdon St. is a 2015 Arlington County Champion Tree. Since 2011, Fairlington Villages has obtained 253 free landscape-quality native

trees valued at \$113,850 through the Arlington County Tree Canopy Fund, thereby conserving Association funds.

Tree health support includes providing adequate watering, pruning as needed, and mulching to nourish roots. Protection from pests and disease, equipment damage, and de-icing materials is also a priority. Damaged tree trunks are more vulnerable to disease and pests.

In 2023, Fairlington Villages completed a property-wide tree survey to improve monitoring. Landscape management conducts periodic reviews of a "watch list" of mature trees for signs of decline that may signal safety or

other hazards. The Association tree succession plan replaces trees removed on a one-for-one basis. Replacement trees may be planted on or near predecessor sites, or at other locations recommended by the Grounds Committee. Residents may request tree plantings through the Grounds Committee; you can email [grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com) for more details.

All trees along sidewalks are the property and responsibility of Arlington County and the City of Alexandria.

— Anne Wilson,  
Grounds Committee member  
and Extension Master Gardener

## FY26 BUDGET

*continued from page 1*

was running at an annualized rate of under 5%, and FY23's fee rise of 3.96% when inflation was surging at an annualized rate of 8.6%. Prior to FY23, when inflation was running at a lower rate, there were several years in which there were

condo fee increases of 1-2% (FY17-20 and FY22) or no increase (FY21).

As Chart 1 indicates, operating expenses, which encompass all expenditures funding the day-to-day operation of our community (administration, payroll, utilities,

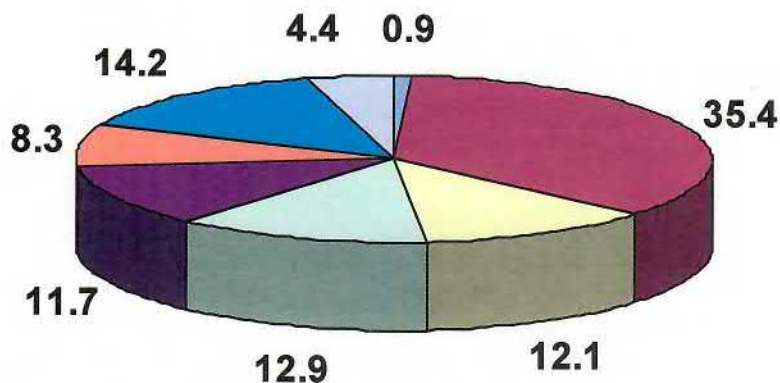
maintenance, service contracts, professional services, and taxes), collectively comprise 64.6% of our FY26 budget. During FY26 budgeted operating expenses increase by 3.7% (\$223,311) to \$6,198,678 in order to maintain our current level of community services.

More than 30% of this growth in operating costs stems from a 10.6% (\$68,480) increase in the cost of the master insurance policy covering our buildings. This rise tracks the continuing industry-wide trend of large property insurance premium increases due to rising losses from natural disasters and escalating replacement and reinsurance costs, but is significantly lower than FY24's and FY25's respective increases of 27% and 26%. In the three years since FY23, these three successive rises in rates have increased the cost of insuring our buildings by 77.1%.

Besides this jump in insurance expenses, other projected FY26 increases in operating costs

*continued on page 3*

CHART 1: FY26 BUDGET BY CATEGORY PERCENTAGES



Taxes (0.9%)	Reserves (35.4%)
Admin (12.1%)	Payroll (12.9%)
Utilities (11.7%)	Maintenance (8.3%)
Contracts (14.2%)	Professional (4.4%)



## FY26 BUDGET

*continued from page 2*

encompass rises in the costs of employee pay and benefits (3.8%), general maintenance (1%), and major service contract costs, including trash removal (2.6%), grounds maintenance (1.7%), janitorial service (5.8%), pool operations (4.5%), and the patrol service (4%). Budgeted FY26 water and sewer costs will rise by 2% from FY25, and reflect increases in Arlington County (4.4% estimated) and Alexandria Renew (5.2%) fees.

As shown in Chart 1, reserve fund contributions comprise 35.4% of our FY26 budget. During FY26 reserve contributions total \$3,404,037, including \$168,000 from interest income and \$3,236,037 from condominium fees — a \$32,040 (1%) increase in fee-funded contributions from FY25's total of \$3,203,997. This increase results from the Board's adoption of our 2024 5-year Reserve Study Update's recommendation that fee-funded reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and

provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls.

As is the case in current FY25, programmed FY26 reserve spending continues at an accelerated rate following pandemic-driven decreases that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example masonry repairs and roof and backyard fence replacement. Proposed FY26 reserve spending, which is funded from FY26 contributions and our Reserve Account (FY24 year-end audited balance of \$7,163,661), totals \$4,449,598, and includes \$305,000 for parking lot renovations, \$200,000 for refurbishment of Pool House 2, \$892,000 for the sixth and final phase of backyard fence replacement, \$1,332,000 for upgrades to multi-unit apartment buildings' common areas, \$420,000 for slate roof replacement, \$450,000 for masonry repairs, \$250,000 for

wood trim replacement, and \$213,703 for vehicle replacements and other projects.

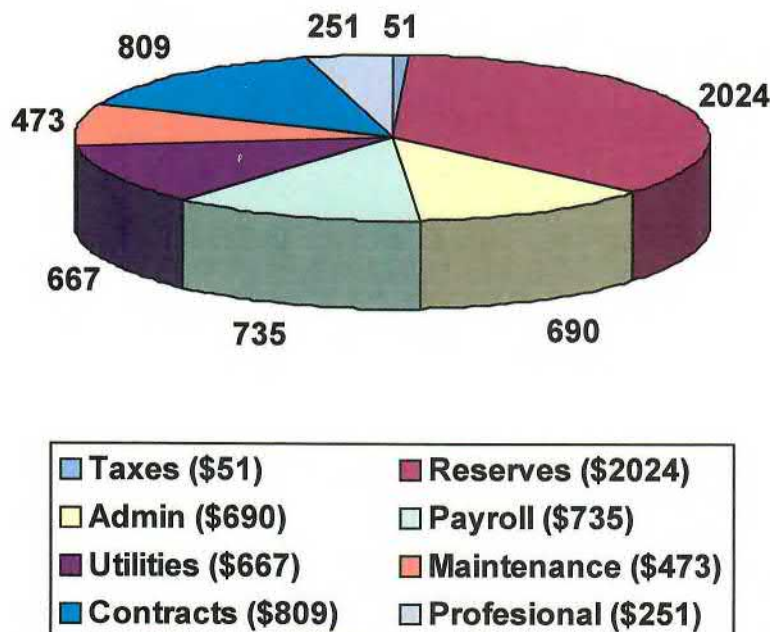
Condominium fees (\$9,185,447) will fund almost 96% of FY26's projected \$9,602,715 in spending, with other sources of income (\$417,268), including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 4%. Anticipated interest income (\$300,000) is \$35,000 more than budgeted in FY25. Interest income, moreover, should remain at somewhat higher levels in future fiscal years if the effort to combat inflation persists, and interest rates stay above the extremely low rates maintained during the COVID-19 crisis' severe economic downturn.

Condo fees for individual units are assessed according to a unit's share of the Association's total equity. The Association has 27 unit types with proposed FY26 fees ranging from \$3,408 to \$8,208. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY26 budget Clarendon II owners would see an increase of \$12 from the current monthly fee of \$463 to \$475, for a total annual fee of \$5,700 (fees are rounded to the nearest dollar). As Chart 2 indicates, based on the draft FY26 budget's category percentages, \$2,024 (about 35.4%) of this total would be allocated to reserve contributions and the remaining \$3,676 (about 64.6%) to our various categories of operating spending.

The Board will approve the final FY26 budget at its Aug. 6, 2025, meeting. A copy of the final budget, budget payment coupons, and a budget information letter will be mailed to homeowners in late August.

— Harold Reem, Treasurer

**CHART 2: FY26 CLARENDON II \$5,700 FEE - CATEGORY DOLLAR AMOUNTS**



## Activities Around the Village



### Bid Adieu to Summer August 16

Join our Farewell to Summer Party on Sat., Aug. 16, from 6 p.m. to 9 p.m. at Pool 3. Meet your fellow Fairlingtonians at this family-friendly affair as we reminisce about the fantastic summer we enjoyed. Light refreshments will be served. Please wear appropriate pool attire if you are planning to take a dip in the pool.

We need volunteers for this Party — you do not have to stay for the entire event; you can help with a specific task. Please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) if you can spare some time to help with tasks such as setup, cleanup, grilling, or decorating.

### Uncover Cold War Secrets with the Book Club on August 28

Please join the Book Club on Thurs., Aug. 28, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *In the Enemy's House: The Secret Saga of the FBI Agent and the Code Breaker Who Caught the Russian Spies* by Howard Blum. Discover “the greatest secret of the Cold War” with Arlington serving as an occasional backdrop.

The Thurs., Sept. 25, book will be *The Wedding People* by Alison Espach. It is a “propulsive and uncommonly wise novel about one unexpected wedding guest and the surprising people who help her start anew,” according to Barnes and Noble.

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](mailto:bookclub@fairlingtonvillages.com).

### Sparkle like an August Diamond at the Canasta Club

Players of all skill levels are invited to join the weekly Fairlington Canasta Club each Wednesday from 10:30 a.m. to 1:30 p.m. in the Community Center. 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](mailto:mxryan1024@gmail.com) for more details.

### You Are Invited to 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 2.

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

### Fairlington's 4th of July Parade: A Red, White, and Blue Spectacular!

What a show of community spirit for the 249th birthday of the good ole red, white, and blue! This year's 4th of July Parade was the biggest we have seen, with hundreds of Fairlingtonians turning out in their best patriotic colors. Participants of all kinds—on foot, bike, and stroller, with leashed pets

in tow—filled the streets, creating a vibrant procession.

Attendees had a blast enjoying hot dogs, delicious baked goods (for a good cause), and a variety of ice cream flavors. Activities also featured face painting and balloon animals. Before the Parade kicked off, the crowd was wowed by police motorcycles and a fire engine, but the true stars of the show were the outstanding fife duo who led the Parade from start to finish.

This fete would not have been possible without our wonderful community members and staff. Thank you to the Fairlington Citizens Association for co-sponsoring the Parade, with a special shout-out to Guy Land for the pictures and Jennifer Davies for their leadership in securing the event permit. A special thank you to Arlington County Board members Maureen Coffee, Susan Cunningham, and JD Spain, and Commissioner of Revenue Kim Klingler, as well as Virginia House of Delegates member of District 3 Alfonso Lopez.

We also want to recognize the incredible support from our Management Office and Facilities staff, and the many dedicated superstar volunteers who made this Parade a success: Carol Bell, CeCe Carlson,

*continued on page 6*



PHOTO BY MELANIE ALVORD

Capturing Guy Land in a moment of respite at our 4th of July festivities requires a super power!



## Displaying Community Spirit on the 4th of July



PHOTOS BY GUY LAND  
Fairlington Villages celebrated the 4th of July with a Parade, parade watchers, elected officials, frontline workers, veterans, and community spirit.



The News is published by  
Fairlington Villages,  
A Condominium

## BOARD OF DIRECTORS

President, Ward VI Director  
Melanie Alvord  
mellie.ward6@comcast.net  
Vice President, Ward IV Director  
Douglas Faherty  
doug.in.wardiv@gmail.com  
Secretary, At Large Director  
Andrea Dies  
multiboard@verizon.net  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
hnreem@comcast.net  
Ward I Director  
Anthony Radich  
Fairlington\_Ward\_1@outlook.com  
Ward II Director  
Donna Volpone  
dvolpone@icloud.com  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Joseph Torres  
Fairlington123@yahoo.com  
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: Rosabeth Cuppy  
pools@fairlingtonvillages.com  
Tennis/Pickleball Committee: Julie  
Hasler (Tennis), Jeff Vollmer  
(Pickleball), and Soleil You (Joint)  
tennis@fairlingtonvillages.com

## GET SOCIAL WITH US

Join TownSq  
Like us on Facebook  
Follow @NFairlington

**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, August 6, 2025

The Board of Directors will meet on Wed., Aug. 6, 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](mailto: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 – July 2, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Sept. 3, 2025
- X. Adjournment of Meeting

The full Agenda will be posted at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com) one week prior to the Board meeting. The full Agenda and the Board Book are available for review electronically on [TownSq](http://TownSq), via email by request at [office@fairlingtonvillages.com](mailto: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 667-278-6736**

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



PHOTO BY GUY LAND

## ACTIVITIES

*continued from page 4*

Mary Cusick, Ashley Doyle, Pat Horvath, Sidney Johnson, Angela McNamara, Anthony Radich, Warene Sheridan, BFS, Susan Tatum, and Robin Weinick.

### A Recipe for Success

A huge thank you to the generous Fairlingtonians who baked and purchased homemade treats at the 4th of July Bake Sale. We are

proudly donating \$600 this year to the Arlington Food Assistance Center, bringing our 20-year donation total to more than \$23,300.

Thanks to the Fairlington Citizens Association and Fairlington Villages Activities Committee for incorporating the Bake Sale into the annual neighborhood celebration once again. And a special thanks to Deb Miller for arriving early and staying late to help!

## Board Meeting Highlights

The Board of Directors held a Regular meeting on July 2, 2025. The following are highlights.

**A. FY25-26 Insurance Renewal:** Mr. Brown moved the Board authorize Holden & Company Insurance, the Association's Insurance Broker, to bind the policies recommended in the Executive Summary of its Insurance Renewal Proposal dated June 23, 2025, for coverage effective July 15, 2025, through July 15, 2026, at a total annual premium not to exceed \$832,974, comprised of the following coverages: Package Policy (Greater NY – Building Limit \$394,737,832) \$713,623; Boiler & Machinery (Chubb \$100,000,000) \$19,259; Business Auto Coverage (The Hartford \$1,000,000) \$14,870; Inland Marine (The Hanover – Limit \$100,000) \$2,071; Primary Crime Coverage (Cincinnati – Limit \$5,000,000) Included; Non-Profit D&O Liability (Travelers – Limit \$2,000,000) \$15,450; Excess Crime Coverage First Layer (CAN – Limit \$5,000,000) \$883; Excess Crime Coverage Second Layer (Travelers – Limit \$1,000,000) \$232; Primary Commercial Umbrella (Great Point – Limit \$25,000,000) \$61,657; Cyber Security (Chubb – Limit \$2,000,000) \$4,929. Annual Total: \$832,974. Passed 6-0.

**B. FY26 Draft Budget:** Mr. Torres moved the Board approve for distribution the FY26 Draft Budget distributed to Board members and Committee chairs June 17, 2025, increasing condominium fees by 2.67%, effective Oct. 1, 2025, and summarized as follows: Total Expenditures \$9,602,715; Operating expenses: \$6,198,678; Reserve contributions: \$3,404,037; Total Estimated Revenue \$9,602,715; Condominium fees: \$9,185,448; Other Income: \$417,267. AND IT IS FURTHER RESOLVED that a copy of the FY26 Draft Budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed on a roll call vote 6-0 with Mr. Brown, Ms. Dies, Mr. Radich, Mr. Reem, Mr. Torres, and Ms. Volpone in favor.

**C. Pool Management Agreement Renewal:** Mr. Radich moved that the Board authorize Management to contract with High Sierra Pools for the following pool seasons: 2026 (one extra week in season) \$208,100; 2027 \$208,100; 2028 \$218,200. Passed 6-0.

**D. Tennis Court Improvements:** Mr. Torres moved the Board authorize Management to contract for the following tennis court improvements: Retaining wall to support Courts 1-5 (American Restoration) \$34,200; Crack repair and ColorCoat (Sports Systems) \$18,000; ColorCoat Court 6 where sinkhole was repaired (Sports Systems) \$440; Pickleball lines repainted and added to Court 2 (Sports Systems) \$1,600. Passed 6-0.

**E. Foundation Repairs/Weatherproofing – 2830 S. Abingdon St.:** Mr. Radich moved the Board authorize Management to contract with Basement Masters Waterproofing to repair the foundation walls at 2830 S. Abingdon St. in accordance with the proposal, at a total cost of \$25,287. Passed 6-0.

**F. 2025 Special Committee on Potential Amendments to the By-Laws for Fairlington Villages (SCOPAB):** Ms. Volpone moved that there is created by the Board of Directors this date the Special Committee on Potential Amendments to the By-Laws for Fairlington Villages (SCOPAB); and FURTHER RESOLVED, LEADERSHIP AND MEMBERSHIP: Ward IV Director Douglas Faherty will serve as

Chairman of the SCOPAB. As Chairman Mr. Faherty constitute subcommittees as he determines are in the best interest of meeting the purposes of the SCOPAB. Membership is open to all Fairlington Villages owners. **TIMELINE:** No later than the Board's October 2025 meeting, the SCOPAB will provide the Board with a milestone schedule for approval. Periodic written updates on these milestones shall be provided to the Board at least every other month for distribution to Board members. **MEETINGS:** Meetings will be held at least monthly, with any future subcommittees also meeting monthly. The Schedule and notice of meetings shall be provided to Management so that they may be announced on social media. Meetings may be held virtually via Zoom or in-person as determined by Mr. Faherty. **ADVISORY CAPACITY:** The SCOPAB serves in an advisory capacity to the Board. General Manager Gregory Roby shall serve as Management liaison. Administrative Manager Oscar Giron will assist. All requests for information and assistance shall be made by Mr. Faherty in his role as SCOPAB Chairman. **TABLED** until the August meeting to allow President Alvord to compose a Charter for the committee.

## 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](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://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

### New Patrol Service Number

To contact security duty officer, call 667-278-6736.

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

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

Presorted Standard  
 U.S. Postage PAID  
 Arlington, Virginia  
 Permit No. 559



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Please see the Pools Schedule online: <a href="https://fairlingtonvillages.com/pools/">https://fairlingtonvillages.com/pools/</a>					<b>1 August</b>	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b> Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social 7 p.m., Courts 1-5	<b>7</b> Pickleball Social 6 p.m. Courts 1 & 2 Pools Cmte, 7 p.m. Community Center	<b>8</b>	<b>9</b>
<b>10</b>	<b>11</b> Grounds Committee 7 p.m. Hybrid	<b>12</b>	<b>13</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	<b>14</b> Pickleball Social 6 p.m., Courts 1 & 2	<b>15</b>	<b>16</b> Farewell to Summer Party 6 p.m. – 9 p.m. Pool 3
<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	<b>21</b> Architectural Control Cmte, 7 p.m. Community Center Pickleball Social 6 p.m., Courts 1 & 2	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b> Pool hours change for the season	<b>26</b>	<b>27</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 1-5	<b>28</b> Pickleball Social 6 p.m. Courts 1 & 2 Book Club, 6:30 p.m. Community Center	<b>29</b>	<b>30</b>
<b>31</b>	<b>1 September</b> Labor Day <b>OFFICE CLOSED</b> Last day at Pools 1, 3, 4, and 6	<b>2</b>	<b>3</b> Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social 7 p.m., Courts 1-5	<b>4</b> Pickleball Social 6 p.m. Courts 1 & 2 Pools Cmte, 7 p.m. Community Center	<b>5</b>	<b>6</b>

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