



# North Fairlington News

## Historic Fairlington Villages

SEPTEMBER 2025

VOL. 47, No. 9

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

## Board Sets 2.67 Percent Increase in Condo Fees for FY26

At its Aug. 6 meeting the Board of Directors approved a \$9,602,715 budget for Fiscal Year 2026 (FY26), which begins on Oct. 1, 2025. Under the new budget, Association spending, including operating expenses and reserve contributions, will rise by \$274,951 (2.9%) over the FY25 budget, while condo fees will increase by a lower 2.67%, largely due to a rise in the Association's interest income.

The final FY26 budget is the same as the draft budget mailed to homeowners in July, and reviewed

at the July 23 Homeowners' Budget Forum. Homeowners will receive a copy of the final FY26 budget, a summary of key budget components, and payment coupons in the mail by early September. New individual condo fee assessments for each unit type appear on page 2. You can find the Forum slides online at <https://fairlingtonvillages.com/>.

### FY26 BUDGET PRIORITIES

FY26's budget priorities are three-fold. First, programming operating funding to maintain our present level of community services while continuing to address inflationary pressures (2.7% per annum rate of increase for core prices as of June 2025); second, maintaining full funding of our reserve account in

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**New condo fee assessments for each unit type appear on page 2, as well as payment options.**

## How to Retire Your Flag Properly with the Scouts



PHOTO BY OSCAR GIRON  
William Baker, III, from Scouts BSA Troop 350 presented his Eagle Project, a U.S. Flag Retirement Depository.

Fairlington Villages is proud to be a recipient of a U.S. Flag Retirement Depository from Scouts BSA Troop 350 thanks to Scout William Baker, III, and his Eagle Project.

The Depository box will be beneficial to the Fairlington community and will help residents retire their old and weathered American flags properly. Scouts BSA is one of the few organizations that can officially retire flags. Several times a year, the Troop conducts solemn and dignified ceremonies during which they retire many flags from our surrounding communities.

You will find the white container located near the Little Libraries on the sidewalk that leads to Abingdon Elementary School, where our members of the community can deposit flags they wish to retire.

The Scouts in the Troop will collect the retired flags on a regular basis. The Depository has the contact information for Scouts BSA Troop 350 to ensure that it stays empty.



### IMPORTANT REMINDERS

#### Monday, September 1

Management Office Closed  
Trash will be collected

#### Last Days at the Pools

Sun., Aug. 31 at Pool 1  
Mon., Sept. 1 at Pools 3, 4, and 6  
Sun., Sept. 7 at Pool 5  
Sun., Sept. 28 at Pool 2

#### Stay Tuned for Parking Lot Dates

Several parking lots are scheduled for re-striping or re-paving in September. Please watch for notices or check our [website](#) for schedules.

## Condominium Assessment Payments Due the First of Each Month

Condominium fees are due on the 1st day of each month. A late fee is assessed for payments that are not received by the 15th day of the month.

An assessment payment is considered received when it is deposited, regardless of payment method, in sufficient time for PacWest Bank to post the payment to your Unit Account Ledger on or before the 15th day of the month. There are four payment methods available:

- **Legum & Norman/Associa ACH Direct Debit.** Offered at no charge, the payment is deducted from your account by ACH transfer on the 5th of each month. The condominium fee adjusts automatically in October if the amount of your assessment changes.
- **On-line Bank Bill Payer Accounts.** Offered by your personal bank on a variety of terms. It is imperative that

you include your Fairlington Villages seven-digit account number on your payment to ensure prompt processing.

- **Credit Card or E-Check Offered Through Associa/TownSq.** Use of this option will incur a fee from ATG Pay, the third-party provider used by the Association to encrypt and secure your transaction with PacWest Bank. You need to update this payment option in October to adjust for any increase in the assessment.
- **Coupon Payments by Check.** Payments must be accompanied by a payment coupon. Please also include your seven-digit FVAC Unit Account number on the check. Mail lock box payments by check to:  
Fairlington Villages  
c/o Legum & Norman, Inc.  
P.O. Box 105771  
Atlanta, GA 30348-5771

*Coupon and check payments are not accepted at the Management Office.*

If you have any questions, please call the Management Office at 703-379-1440 or send us an email at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

### Condominium Fees

By Type of Unit  
Fiscal Year 2025 & 2026  
effective October 1, 2025

TOWNHOUSE UNIT	% of Ownership	FY 25	FY 26
Georgetown	.0514915	\$384	\$394
Edgewood	.0638990	\$476	\$489
Clarendon II	.0620376	\$463	\$475
Clarendon	.0663770	\$495	\$508
Dominion II	.0800294	\$597	\$613
Dominion	.0856077	\$638	\$655
Arlington	.0893306	\$666	\$684

APARTMENT UNIT	% of Ownership	FY 25	FY 26
Braddock	.0421257	\$314	\$322
Braddock II	.0428068	\$319	\$328
Braddock III	.0371580	\$277	\$284
Braddock IV	.0371580	\$277	\$284
Braddock V	.0378391	\$282	\$290
Fairfax	.0527305	\$393	\$404
Richmond	.0514915	\$384	\$394
Staunton	.0545273	\$407	\$417
Bradford	.0539695	\$402	\$413
Berkeley	.0589372	\$439	\$451
Ashlawn	.0681797	\$508	\$522
Ashlawn II	.0570112	\$425	\$436
Sherwood	.0557722	\$416	\$427
Barcroft	.0619730	\$462	\$474
Barcroft II	.0582501	\$434	\$446
Barcroft III	.0594950	\$444	\$455
Hermitage	.0638990	\$476	\$489
Monticello	.0719025	\$536	\$550
Mt. Vernon	.0763065	\$569	\$584
Buckingham	.0594950	\$444	\$455

Board adopted Aug. 6, 2025

Missed the Homeowners' Budget Forum? Forum slides are available for your review online at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com).

## BUDGET

*continued from page 1*

accordance with the recommendations of our 2024 Reserve Study Update; and third, accomplishing critical reserve projects at an accelerated pace, particularly projects that were deferred or scaled back during the pandemic.

### OPERATING EXPENSES

Operating expenses, which include all expenditures funding the day-to-day operation of the community, are programmed to increase by \$223,311 (3.7%) to almost \$6.2 million (64.6% of the budget) in FY26. Over 30% of this growth stems from a \$68,480 (10.6%) increase in the cost of the

master insurance policy covering our buildings. This rise tracks the continuing industry-wide trend of large insurance premium increases due to an increasing number of claims 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 annual cost of insuring our buildings by \$310,624 (77.1%).

FY26 payroll costs increase by 3.8% and include a 3% employee cost-of-living adjustment and

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## Participate in the Grounds Community Forum on September 13

Would you like to learn about changes to our grounds and to share your thoughts? The Grounds Committee would like to hear your feedback to help us plan for the future. Please join us for a Grounds Community Forum on Sat., Sept. 13, from 9 a.m. to 11 a.m. in the Fairlington Villages Community Center at 3005 S. Abingdon St.

Our agenda is to provide you with a summary of the committee's initiatives and discuss your comments on:

1. Turf/lawn care. We started using natural fertilizers and herbicides last fall, and began a trial of an alternative to traditional grass on the S. Columbus Street hillside.

2. Plant beds. We are removing invasive plants and incorporating more native plants when possible.

3. Focal beds at property entrances. A trial is underway to move from annuals to native perennials to minimize recurring planting and expenses. Check out

the three focal beds at the property entrances on 28th Road, 31st Street S., and S. Abingdon Street.

4. Tree canopy. A survey and assessment was conducted, and we are using it to plan ongoing maintenance. When a tree is removed, it is replaced.

5. Grounds budget. We will review what discretionary funds cover versus our landscape contract, our priority system for

projects, and the resident request process.

If you have questions, please submit them to our [grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com) email before Sept. 13, so we can prepare responses. We will also take questions during the Forum. We look forward to hearing from you and seeing you there.

— Angela McNamara and Jim Ostroff,  
Grounds Committee Co-Chairs



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

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

**REMINDER: 30th Road South circle  
is not an elementary school drop-off  
or pick-up zone for your kids.**

### BUDGET

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a 6.1% growth in health insurance costs. Other projected FY26 increases in operating costs encompass a rise in the cost of general maintenance (1%) and increases in major service contract costs, including grounds maintenance (1.7%), janitorial service (5.8%), the patrol service (4%), and pool operations (4.5%). The cost of the trash removal contract will rise by 2.6%, due in part to continuing projected increases in Arlington County dump fees.

Budgeted FY26 water and sewer costs, which comprise about 90% of our utilities expenditures,

*continued on page 6*

### Review Your Insurance Deductible Coverage!

The Association's Master Insurance Policies renewed on July 15. Holden & Co. Insurance continues as the Association's Agent, and the various policies renewed with the same carriers for another year. If you receive notice from your mortgage company asking for proof of insurance, please send a copy of the notice to Holden & Co. via fax at 703-566-5568 or email a copy to [office@holdenins.com](mailto:office@holdenins.com), identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Co. has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

With the renewal, the deductible for all perils/losses except flood and earthquake, for which the master policies are primary, will remain at \$50,000. Please consult with your insurance carrier to confirm you carry endorsements to your HO6 or HO3 insurance policies to ensure they carry the appropriate

coverage of \$50,000 to cover the deductible amount in the event it is assessable to you. 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, 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 renewed master policy remains subject to a \$50,000 deductible for all perils for which a unit owner may be responsible under the Association's policy resolution on Insurance Claims-Deductible Responsibility.

See the "Loss Assessment Coverage Letter" dated July 11, 2024, [online](#) and the "Insurance" section in our [Fairlington Villages Handbook online](#).



## Activities Around the Village

### Engage with the Book Club on September 28

Please join the Book Club on Thurs., Sept. 25, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *The Wedding People* by Alison Espach. *People Magazine* describes the novel as “a feel-good testament to the life-altering magic of chance meetings that’s perfect for days by the pool.”

The October title is *The Night She Disappeared* by Lisa Jewel; discussion will be Oct. 23. Simon & Schuster observe that, “with secret tunnels, a grand abandoned mansion, and a mysterious boarding school, *The Night She Disappeared* plays with many of the conventions of Gothic novels, from classics like *Jane Eyre* and *Rebecca* to contemporary favorites like *The Secret History*.”

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).

### Get Schooled in September with 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.

### Fall into Weekly Drills and Socials for Tennis and Pickleball

The Tennis/Pickleball Committee wants to thank players’ for their patience during the retaining wall construction. We appreciate the

extra effort by Management to address the repairs and make the courts available for play so quickly.

Meet for Wednesday night tennis drills at 7 p.m. at Court 2 weather permitting; open to all levels, especially beginners. Stay for the social doubles 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.

The Tennis Committee will host its annual fall Social and Potluck thanking our volunteers in October (tentative date: Fri., Oct. 3). Look for details in the next newsletter.

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](#).

### Oktoberfest Is Coming and We Need Your Help on October 4!

Get ready to raise a stein and celebrate because Oktoberfest is just around the corner! Mark your calendars for Sat., Oct. 4, from 6 p.m. to 9 p.m. Join your neighbors on the Community Center patio for an evening of delicious food, festive drinks, and live music from an authentic German band. Whether you come in lederhosen, a dirndl, or your favorite fall sweater, it is sure to be a fantastic time.

To make this annual celebration a success, we are looking for



VINTAGE PHOTO COURTESY OF MANAGEMENT  
Are you ready to help make this year’s Oktoberfest even better than 2024? We look forward to seeing you on October 4.

enthusiastic volunteers to lend a hand. If you are interested in helping, please reach out to us: email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the Management Office at 703-379-1440. We would love to have you on the team!



### Agggghhhh!

We enjoy the scary season, too, but please remember that Halloween decor in common areas is only permitted from October 15 to November 8.

### We Need Sugar on October 31

The Kid’s Halloween Party is Fri., Oct. 31, from 5 p.m. to 6:30 p.m. at the Community Center.

We need volunteers to help make this Party the most spooktacular yet! If you have the tricks and treats to make this event special, please email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the Management Office at 703-379-1440.



### Pools Committee Meeting September 4

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

### Pools Close This Month

All pools have reduced hours this month. Last days will be:

- Sun., Aug. 31 at Pool 1.
- Mon., Sept. 1 at Pools 3, 4, and 6.
- Sun., Sept. 7 at Pool 5.
- Sun., Sept. 28 at Pool 2.

For complete details, please see the Pools Schedule online: <https://fairlingtonvillages.com/pools/>.



## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### New Assessment Fees Begin on October 1

The Fiscal Year 2026 (FY26) budget adopted by the Board of Directors on Aug. 6, provides for a 2.67% increase of assessments effective with the Oct. 1, 2025, payment. A copy of the Final FY26 Budget and new payment coupons was mailed to unit owners in mid-August. If you did

not receive the mailing, please contact the Management Office.

### Please Update Your Automatic Payment Amount

Please see the article on page 2 outlining the payment options available to pay condo fees. Thank you in advance for making the payment amount adjustment as soon as possible so that your Oct. 1, 2025, assessment payment will be in the correct amount!

### A Lot of Parking Improvements

Be on the lookout for improvements this fall to Parking Lots 1, 10, 15, and 19. Repairs will include substantial concrete work to restore the curbs and create proper drainage out to the street. All courtyard sidewalks will be replaced at new levels, eliminating a step in many cases. Aprons will be replaced as needed according to engineering specifications. One handicap ramp with extended spacing will be added to each lot. Permeable spaces and grass strips will be preserved wherever possible and in some cases extended.

### Slow Down for Safety

The passing of Labor Day signals the virtual arrival of fall. Back to school means children walking home, catching buses, or meeting with friends. Parents, the 30th Road South circle is not an elementary school drop-off or pick-up zone for students. Using the designated school zones helps ensure the safety of all children and keeps traffic flowing smoothly in our community. Thanks for your cooperation!

The cooler weather brings more joggers, walkers, and strollers to our outdoors-loving community. Please use care — and slow down — when driving in the neighborhoods.

### Open on Saturdays for You

We welcome you to take advantage of Saturday hours, from 9 a.m. to 2 p.m., to conduct business at the Management Office (e.g., new residents, vehicle registrations, parking permits). Please understand, however, that only members of the administrative

## 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

### Patrol Service

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

staff are available on Saturday. If you need to speak with one of the managers, please contact the Office from 8:30 a.m. to 5:30 p.m. Monday through Friday.

### Please Do Not Trash These Hours

Please be kind to your neighbors who live near the trash container locations. Disposal of trash into the trash containers located at the various trash container locations throughout the property is permitted from 6 a.m. to 10 p.m., seven days a week.

Please make sure your use of the bins is respectful to your neighbors surrounding them by making your deposits as quietly as possible and avoiding the deposit of trash in the evening hours. Deposit your trash as close to the morning pick-up times as possible to avoid unnecessary odors and prevent overflow of the containers.

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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, September 3, 2025

The Board of Directors will meet on Wed., Sept. 3, 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 – Aug. 6, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Oct. 1, 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.

## BUDGET

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increase by \$20,275 (2%) from FY25 due to increases in Arlington County (4.4% estimated) and Alexandria Renew (5.2%) fees. Continuing annual Arlington County and the City of Alexandria rate increases have offset savings from decreased use as our residents spend less time at home after the COVID-19 pandemic.

## RESERVE CONTRIBUTIONS

In accordance with the recommendations of our June 2024 5-year Reserve Study Update, condominium fee-funded reserve contributions will continue to increase by 1% per year to fully fund our reserve account in order to execute critical infrastructure projects such as slate roof replacement and building masonry repairs. In FY26 this 1% increase equals \$32,040, with total FY26 reserve contributions rising to more than \$3.4 million (35.4% of the budget) when an additional



PHOTO BY OSCAR GIRON

Treasurer Harry Reem presenting slides at the Homeowners' Budget Forum.

\$168,000 in reserve interest income is included in the total.

## RESERVE EXPENSES

As was the case in FY25, FY26 programmed reserve spending continues at an accelerated rate following pandemic-driven decreases that

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## Board Meeting Highlights

The Board of Directors held a Regular meeting on Aug. 6, 2025. The following are highlights.

**A. Variance Request – 2875 S. Abingdon St. – Remove a Load-Bearing Wall and a Non-Load-Bearing Wall in the Kitchen:**

Mr. Radich moved the Board of Directors 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 – 3065 S. Buchanan St. – Remove a Load-Bearing Wall and Non-Load-Bearing Wall in the Kitchen:** Mr. Radich 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 – 4892 S. 28th St. – Remove a Load-Bearing Wall and a Non-Load-Bearing Wall in the Kitchen:** Mr. Radich 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. FY26 Budget Adoption:** Mr. Reem moved that the Board approve for distribution the FY26 Budget as published for comment and with amendments, if any, 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. Passed 9-0.

**E. Replacement of Slate Roofs Front Porches:** Ms. Dies moved the Board authorize Management to contract with Northern Virginia Roofing for the replacement of

porch roofs, in accordance with the recommendation and proposal, at a total cost of \$20,100. Passed 9-0.

**F. Parking Lot Renovations:** Mr. Reem moved that the Board authorize Management to contract with Pro-Pave for Lot 1 \$58,491; Lot 10 \$38,988; Lot 15 \$53,463; Lot 19 \$44,610; and Lancaster Landscapes for landscape restoration \$48,000; Total Cost \$243,552. Passed 9-0.

**G. Continuing Motion to Table a Motion to Approve a 2025**

**Special Committee on Potential Amendments to the Bylaws for Fairlington Villages (SCOPAB):**

Ms. Volpone moved the Board agree to continue to table, until the September meeting, a motion made at the July meeting to create a SCOPAB. Passed 9-0.

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## MANAGER'S CORNER

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### Do Not Trash the Place with Overflow

If you have trash that will overflow the containers, or bulky cardboard for recycling, please use the 24/7 trash and recycling locations: behind the Management Office near the maintenance yard, just after the intersection of 29th and Abingdon Streets, toward Abingdon School.

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## BUDGET

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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. Programmed 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. It includes \$305,000 for parking lot renovations, \$251,200 for refurbishment of Pool House 2 and other pool fixtures, \$892,000 for the sixth and final phase (Ward VI) of backyard fence replacement, \$1,332,000 for renovation of Ward II's multiunit apartment building common areas, \$420,000 for slate roof replacement, \$450,000 for the twelfth phase of masonry repairs, and \$250,000 for wood trim replacement in Ward III. Our projected year-end reserve account balance is expected to decrease from approximately \$6.98 million at the end of FY25 to about \$5.94 million at the end of FY26 —

a total that continues to meet our Reserve Study Update's recommendation for full funding of our reserve account.

## INCOME

FY26's \$9,602,715 budget will be funded by \$9,185,448 in income from condo fees (95.7% of the total) and \$417,267 in income from other sources (4.3% of the total). Other income, which is projected to increase by 9.6% in FY26, includes estimated interest income on the Association's investments in certificates of deposit and U.S. Treasuries (\$300,000 — a \$35,000 increase from FY25), as well as revenue from unit resale packets (\$25,000), rental of the Community Center and pools (\$40,000), late fees assessed on delinquent homeowner accounts (\$13,000), services provided to the Fairlington Court Homeowners' Association (\$13,049), and miscellaneous income from other sources (\$26,218).

— Harold Reem, Treasurer

**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
<b>31 August</b> Last day at Pool 1 for season	<b>1 September</b> Labor Day <b>OFFICE CLOSED</b> Last day at Pools 3, 4, 6	<b>2</b>	<b>3</b> Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social 7 p.m., Courts 2-5	<b>4</b> Pools Cmte 7 p.m., Community Center Pickleball Social 6 p.m., Courts 1 & 2	<b>5</b>	<b>6</b>
<b>7</b> Last day at Pool 5	<b>8</b> Grounds Committee 7 p.m. Hybrid	<b>9</b>	<b>10</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 2-5	<b>11</b> Pickleball Social 6 p.m., Courts 1 & 2	<b>12</b>	<b>13</b> Grounds Community Forum 9 a.m. – 11 a.m. Community Center
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 2-5	<b>18</b> Architectural Control Committee 7 p.m., Community Center Pickleball Social	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 2-5	<b>25</b> Book Club 6:30 p.m. Community Center Pickleball Social 6 p.m., Courts 1 & 2	<b>26</b>	<b>27</b>
<b>28</b> Last day at Pool 2	<b>29</b>	<b>30</b>	<b>1 October</b> Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social	<b>2</b> Pickleball Social 6 p.m., Courts 1 & 2	<b>3</b>	<b>4</b> Oktoberfest 6 p.m. – 9 p.m. Community Center
<b>5</b>	<b>6</b> Grounds Committee 7 p.m. Hybrid	<b>7</b>	<b>8</b> Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Drills/Social 7 p.m., Courts 2-5	<b>9</b> Pickleball Social 6 p.m., Courts 1 & 2	<b>10</b>	<b>11</b>

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