



Rudbeckia fulgida - Elaine Mills MGNV

FAIRLINGTON VILLAGES GROUNDS COMMUNITY FORUM

Saturday, September 13, 2025

Strategic Goals

Full text on back of Agenda handout

Focus Area 8 – Appearance of the Community's Grounds

General Strategies

- Maintenance in an environmentally sustainable manner and that
 - is economically viable
 - maximizes preservation appearance and health of the soil, tree canopy, and native and designed landscapes
- Maintained in harmony with the community's historic architecture and streetscapes
- Enhance sustainability, safety and appearance



Phlox subulata, Elaine Mills MGNV

4 Objectives

Landscaping Focus

- Natural products
 - Halt use of property-wide pesticides/herbicides
 - Use pesticides/herbicides in targeted areas where there are no alternatives
- Invasive removal
 - Definition: non-native that causes ecological or financial harm to environment/humans
 - Plant Lists: Arlington, Alexandria, USDA, National Park Service
- Native plants
 - Definition: naturally occurs without human introduction, co-evolved with local environment over a long period
 - Why: Well-adapted to our environment; Foundation of local eco-systems, vital role for local wildlife
 - Ideal Target: 70%

Initiative - Focal Beds at Property Entrances

- Moving from annuals to perennials, incorporate natives
- Reduce recurring expenditures 2x annually
- Reduce/eliminate weekly watering that annuals need
- Started in Spring 2025
- 3 beds at entrances to FV
 - 28th Road
 - 31st Street
 - Abingdon Street



Pink Muhly Grass - Mary Free MGNV



Tulip Tree flower - Mary Free MGNV

Initiative - Tree Canopy

- Survey and assessment of trees property wide established priority needs
- Focus on priority needs
- One for one replacement when trees are removed

Initiative - Turf/Lawn

- Natural fertilizer (leaf compost tea) to improve soil health
- Natural herbicides (chelated iron) to remove broad leaf weeds
- Trialing alternative to traditional grass where grass won't grow
 - Columbus St hill between 28th and 29th St
 - Planted this spring with 'EcoGrass'
 - 3-years to see full results
 - Mowed 1-2 x/year
 - Flatter areas of hillside mowed regularly for play areas
 - Walking path from Columbus St to top of hill



Violets - Elaine Mills MGNV



Swamp milkweed with bumblebee - Elaine Mills MGNV

Resident Requests Process

- Email requests to Grounds @ Fairlington Villages .com
- Management staff take lead and action unless Grounds Committee input needed
- Monthly review and decisions at Grounds Committee meeting
- Quarterly decisions if expenditure of funds required based on grounds priority

Get
Involved!

Come to Grounds Meetings

1st Monday following the
monthly Board meeting

When's the Board meeting?
1st Wednesday of the month

Email us [Grounds@
FairlingtonVillages.com](mailto:Grounds@FairlingtonVillages.com)



QUESTIONS ?

Drainage and Erosion Priority (April 2010)

Priority 1: Water penetrating a building or is an immediate safety issue.

Priority 2:

Water is

- a. ponding in front of an entry area and preventing residents from entering the unit or building without wading thru some type of water.
- b. potentially penetrating a building.
- c. posing a potential safety problem (generally freezing in the winter.)

Severe damage to the grounds or turf.

Priority 3: Minor or moderate damage to the grounds.

Priority 4: Water ponding in a common area but is not

- a. a direct threat to a building,
- b. affecting anyone's entrance, or
- c. future grounds damage if left untreated for a long period of time.

Tree Priorities:

1. Trees presenting a clear danger to buildings, parked cars, or roadways.
2. Trees needing trimming, removal or planting to improve drainage or prevent erosion in areas subject to flooding.
3. New trees to replace damaged or diseased ones.
4. Other requests, provided they fit within the annual tree maintenance budget and are supported by other residents in the area.

Invasive Plant Removal Consideration

- Top priorities agreed to are English Ivy, Vinca Major and Vinca Minor, Euonymus fortunei (winter creeper), Liriope, and Nandina