



North Fairlington News

Historic Fairlington Villages

OCTOBER 2025 VOL. 47, No. 10

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

Volunteer with the Special Committee on By-Law Amendments

At its Sept. 3 meeting, the Board of Directors approved the creation of a new committee to review and recommend changes to the Association's By-Laws, named Special Committee on By-Law Amendments (SCOBA). The SCOBA Charter is available online at www.fairlingtonvillages.com and via [TownSq](https://app.townsq.io/login). SCOBA will be chaired by Ward IV Director and Vice President Doug Faherty and At Large Director Joe Torres.

We are looking for volunteers to join the committee. Although the overall effort will likely take 1-2 years, the volunteers will work with the chairs on the initial phase which will likely take 6-9 months.

The first phase will focus on analysis of the current By-Laws, soliciting input on proposed changes, developing the owner engagement plan to communicate the proposals, and developing the costs. We will have primary and alternate members, all of whom are encouraged to attend SCOBA meetings.

Per the Charter, Board members will be nominating the committee

members. If you are interested in serving, please reach out to your Ward Director or an At Large Director by Fri., Oct. 10. You can find all of their contact information on page 6 of this newsletter. If you do not know which Ward you are in, you can email your interest to the SCOBA co-chairs at scoba@fairlingtonvillages.com by Fri., Oct. 10.



IMPORTANT REMINDERS FOR OCTOBER

October 13

Management Office closed
Trash will be picked up

30th Road South circle is not
a school drop-off or pick-up
zone for students

October 15 to November 8

Halloween decor permitted

Autumn is an ideal time to
clean out your dryer vents

Volunteer to Help Fairlington Villages Thrive in 2025 and Beyond

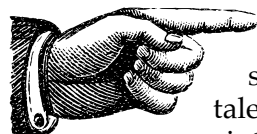
It takes something unique for a neighborhood to be a community — that's where residents come in!

Fairlington Villages has a long history of dedicated volunteer participation on the committees that make our neighborhood activities a reality and make recommendations to the Board, whether by reviewing owners' variance requests, suggesting ways to better facilitate resident communications, recommending plantings, or helping with setup or cleanup of a community event, and more.

We want to share our deep appreciation to our steadfast volunteers; we seek to reinvigorate

and expand our volunteer base by asking you to join us.

The time commitment is flexible and pitching in offers an easy and fun way to meet fellow Fairlingtonians. A few committees meet once a month; while others meet as needed or communicate via email.



Please consider sharing your talent, expertise, or interest in learning

something new with your neighbors. There are several committees open that help make North Fairlington the singular place we enjoy and are proud to call home.

We especially need volunteers to join the following committees:

Communications and Technology: If you have a knack for writing or editing, enjoy using your creative skills, are familiar with developing communication plans, or are interested in facilitating new communications technologies, this is the committee for you! The current focus is on resident surveys, the website, and newsletter content.

Architectural Control: Regardless of your background, your interest and participation is welcome. This committee could

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Ward 4 Landscape Renovation Begins this Autumn

Every year, Fairlington Villages undertakes a landscape renovation project in a designated ward. This year, the project will focus on Ward 4, bounded by S. 29th St., S. Buchanan St., and The Arlington Condominium.

The work is part of a multi-phase effort to maintain and improve the appearance of our community's common areas, replace plants, prevent erosion and enhance drainage, and add new sod. The budget for Ward 4 renovation work is \$30,000.

In late summer, representatives from Management, the Grounds Committee, and Lancaster Landscapes walked Ward 4 to identify dead, dying, and overgrown plants, as well as invasive plants as identified by Arlington County and the City of Alexandria. Replacement planting in Ward 4 will begin as early as mid-October.

Residents in Ward 4 will be notified by Management if more than one or two plants in beds near their units are to be removed.

At times, a seemingly healthy but invasive plant may be replaced with a non-invasive plant. This year, the invasive Nandinas were targeted for removal. Not every plant removed will be replaced by a new plant; some of the removals may be to allow another plant to thrive.

We are currently in Fiscal Year 2026 (FY26). Going forward, landscape renovation is scheduled as follows: FY27 Ward 3, FY28 Ward 1, FY29 Ward 6, FY30 Ward 2, FY31 Ward 5, and FY32 Ward 4.

Please note: fiscal years begin October 1; plantings take place as early as mid-October of that year.

A significant portion of the trees and plants in our 93.3-acre community date to the 1970s, when the condominium conversion occurred. Over the years, landscape science and design have changed significantly in response to climate change and other environmental factors. Fairlington Villages' landscaping policies, including renovation work, are aimed at enhancing

the sustainability, safety, and appearance of the community's grounds through the adoption and implementation of improved plant science.

Save the Date: November 8
Town Hall Listening Session
9:30 a.m. to 11:30 a.m.
Community Center

Six Guidelines for Spirited Decor

Halloween is almost here! As Fairlingtonians consider decorating their homes and the common elements with every manner of ghostly and ghoulish delight, please keep the safety and the health of our landscaping in mind as you decorate.

1. Keep the stairways and side-walks free of ground level decorations (e.g., Jack-O-Lanterns, pumpkins/gourds, lanterns, etc.), making sure all handrails are accessible.
2. Do not leave burning candles unattended, including Jack-O-Lanterns.
3. Kindly refrain from applying cobwebs or spiderwebs to the landscaping.
4. Do not hide extension cords under rugs.
5. Please remember that all Halloween decorations are permitted from October 15 to November 8.
6. Any exterior decorations outside the specified date range of Oct. 15 to Nov. 8, require an approved Variance Request from the Board of Directors.

Read the related policies in our *Fairlington Villages Handbook*, please see the "Rules" sections on "Balconies" on page 51 and "Decorations" on page 55 [online](#).

Join the Communications Committee on October 27

Focus on enhancing resident outreach at the Communications/Technology committee meeting on Mon., Oct. 27, at 7 p.m. in the Community Center. Please email comm@fairlingtonvillages.com for details.

November Dates for Leaf and Yard Waste

When cleaning leaves and other yard debris from your backyard this fall, please consider recycling them in the free brown paper yard waste bags available at the Management Office. During the month of November, the Association partners with our trash hauler, Capitol Services, to pick up the bags curbside and transport them to the Arlington County Trades Center where they are composted into black soil which is made available to Arlington County residents.

Collection will be on three Thursdays at 12 p.m.: Nov. 6, Nov. 13, and Nov. 20.

Yard waste collection bags are provided for residents at no charge from the Management Office; stop by to collect your parking decal at the same time!

If you have questions about leaf or yard waste removal, please contact the Management Office by calling 703-379-1440 or send an email to office@fairlingtonvillages.com.

You Would Be Nuts to Delay Getting Your 2026 Parking Decal

The shape of the 2026 parking decal is an acorn! The nutty 2026 decals are available at the Management Office starting Wed., Oct. 1.

All Fairlington Villages 2025 parking decals in the shape of a heart will expire on Wed., Dec. 31, 2025.

As of Jan. 1, 2026, vehicles without a visible valid 2026 decal in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, with no regard to whether expired permits are displayed.

BEAT THE HOLIDAY CRUSH

Beat the end-of-the-year rush by visiting the Management Office early. To avoid waiting at the

Office, schedule an appointment.

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. Please note, we will be closed on Mon., Oct. 13.

Please contact us to arrange a convenient time for you to pick up your parking decal.

PARKING DECAL REQUIREMENTS

To be issued a 2026 parking decal:

- Condominium assessments for the unit must be paid and current.
- A current lease must be on file for rented units.
- A current automobile registration must be presented for each

vehicle for which a permit is being requested.

No decal may be issued unless each of these requirements is met — there are NO exceptions. You can read the Parking policy in our *Fairlington Villages Handbook*, please see the "Rules" section starting on page 71 [online](#).

You would be nuts to delay getting your new decal, so stop by the Management Office today. If you have any questions, please call 703-379-1440, send an email to office@fairlingtonvillages.com, or connect via [townSq](#).



Homeowners' Basis Includes Portion of Annual Condominium Fees

Fairlington owners following the value of their home on the real estate market should be aware that they may face a potential tax hit should they sell, but also that a portion of their condo assessments paid through the years contributed to the capital reserve fund may cushion the blow.

Current tax law grants individual homeowners a \$250,000 exclusion (\$500,000 for joint filers) from capital gain on the sale of a primary residence.

Many individuals who own Fairlington homes may have exceeded the tax exclusion if they have lived in their home for a long period. However, the tax code allows home improvement expenditures, such as renovations and other substantial changes, to be added to an owner's tax basis, or cost of the home.

Condo owners' structural home

improvement options are limited by covenant. The condo association is, to varying degrees, responsible for infrastructure maintenance. The IRS allows the portion of a condo assessment that is attributable to capital improvement — basically, reserve contributions — to be added to basis.

The IRS has accepted that reserve contributions may constitute tax basis step-up. Sellers should confirm with their accountant or tax advisor. Since 1986, the Association has tracked the annual amount of each model's contribution that may be added to basis. The math is simple: multiply the total annual reserve contribution by the unit's percentage of Association equity. Management maintains a spreadsheet listing each model's step-up by fiscal year; it is available upon request.

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New Curb Appeal



PHOTO BY MARK JOHNSON

The month of September saw a flurry of parking lot restoration activity with the completion of these four parking lots:

- Lot #1: 3010-3034 S. Buchanan St.
- Lot #15: 3029-3049 S. Buchanan St.
- Lot #19: 4709-4723 S. 31st. St., shown in photo.
- Lot #10: 3043-3053 S. Columbus St.

Lots were re-graded to improve stormwater runoff, curbs were restored, sidewalks replaced, and accessible ramps and parking spaces were added to each lot to help our residents age in place. Additionally, 15 parking lots were re-stripped, giving them a fresh new look.

REMINDER: 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!

Activities Around the Village

Do Not be Scared to Play with the Canasta Club in October

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.

End the Season with Drills, a Social, and a Potluck for Tennis

The last night for tennis drills and social is Oct. 1. Meet for drills at 7 p.m. at Court 2 weather permitting; open to all levels, especially beginners. Stay for the social doubles from 7 p.m. to 8:30 p.m. at Courts 2-5.

The Tennis Committee will host its annual fall Social and Potluck thanking our volunteers on Fri., Oct. 3, at 6:30 p.m. at Courts 2-5. Rain date is Fri., Oct. 10.

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

Raise a Stein at Oktoberfest on October 4

Get ready to celebrate with your neighbors at our Oktoberfest! Join us Sat., Oct. 4, from 6 p.m. to 9 p.m. at the Community Center patio, located at 3005 S. Abingdon St.

We will be serving up delicious German food, drink, and live music from an authentic German band to set the festive mood. It is a great opportunity to enjoy a fun evening out and connect with fellow community members. While wearing lederhosen or a dirndl is optional, we encourage you to come as you are and have a good time!

We need volunteers to make this event a success. If you can help, please email activities@fairlingtonvillages.com or call the Management Office at 703-379-1440.

Lose Yourself with the Book Club on October 23

Please join the Book Club on Thurs., Oct. 23, at 6:30 p.m. at the Community Center at 3005 S. Abingdon St. to discuss *The Night She Disappeared* by Lisa Jewell. "In this excellent thriller from best-seller Jewell (*The Family Upstairs*), Tallulah and Zach, both 19, disappear after a date night that starts at a pub and takes the unmarried couple to a country estate in Surrey, England."

The holidays will disrupt our schedule; the November meeting will be Wed., Nov. 19. The title is *Rita Hayworth and Shawshank Redemption*, described as "the most satisfying tale of unjust imprisonment and offbeat escape since *The Count of Monte Cristo*."

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.

Free Clothing Swap on October 25

The cooler weather means it is time for the 11th Semi-Annual Fairlington Free Clothing Swap on Sat., Oct. 25, from 12 p.m. to 3 p.m. at the Community Center parking lot. Come shop for FREE fall/winter clothing, shoes, and accessories for all ages and genders!

Donations should be in good condition, seasonal fall/winter

clothing and accessories only — no bathing suits, tank tops, shorts, etc., organized by gender(-ish) and size. We also accept shoes, jewelry, handbags/purses, hats, scarves, children's dress-up clothes, and Halloween costumes.

Drop off donations from 8 a.m. to 11 a.m. You do not need to donate in order to shop for items.

Volunteers are needed from 7 a.m. to 4 p.m. Volunteers help with sorting, setup, and shopping assistance. And volunteers get to "shop" while they work.

Interested in volunteering or have questions? Email Alexis at freeclothingswap@gmail.com.

Bring your shopping bags! All remaining items will be donated to local charities.

No Need to Ghost the Halloween Fun on October 31

Plan your costume! You are invited to the Kid's Halloween Party on Fri., Oct. 31, from 5 p.m. to 6:30 p.m. at the Community Center.

Our Community Center will be decked out with spooky decorations, making it the perfect spot for a fun family photo. Kids can stock up on early treats, while everyone can enjoy pizza, snacks, and drinks before heading out for a night of trick-or-treating.

We need helpful spirits for this affair. To volunteer, please email activities@fairlingtonvillages.com or call the Office at 703-379-1440.

Saying Goodbye to Summer

Our Farewell to Summer party at the pool was a true late-summer delight! It was wonderful to see so many turn out for a fantastic

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Community Reminder: Spooky Season is Upon Us!

Get ready to deck the halls with ghosts, goblins, and ghouls! A friendly reminder to all residents that Halloween decorations are permitted from October 15 through November 8.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Condo Fees Increase 2.67% for Fiscal Year 2026

A copy of the Fiscal Year 2026 (FY26) budget and payment coupons was mailed to you last month. If yours has not arrived, please contact the Management Office to request a replacement. Please remember that monthly assessment payments are due by the 1st of each

month. There is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account.

Assessments have increased by 2.67% for FY26 from Oct. 1, 2025, through Sept. 1, 2026. Please remember to verify that your account payment amount is accurate. There are four payment methods available:

1. Legum & Norman/ Associa ACH direct debit (automatic adjustment).
2. Credit card or e-check offered through Associa/ TownSq (requires manual adjustment by you); you can create your account with TownSq online: <https://app.townsq.io/login>.
3. Coupon payments by check (automatic adjustment).
4. Online bank bill payer accounts (requires manual adjustment by you).
5. To review the new condominium assessment fees and learn about your payment options in greater detail, please see the September 2025 newsletter [online](#).

Leaf and Yard Waste Collection in November

Leaf and yard waste collection will be on three Thursdays at 12 p.m.: Nov. 6, Nov. 13, and Nov. 20. See the article on page 2 for full details. Please do not put bagged leaves and yard waste in the 24/7 trash container location.

Bulk Trash Does Not Include Construction Debris

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the street curb for pick up as outlined in the Association's Trash Policy found online.

Bulk trash may NOT be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

You can review the complete Trash policy in our *Fairlington Villages Handbook*, please see the "Rules" section on page 82 [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 667-278-6736.

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

Good Pet Parenting Is Easy

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property. Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all dogs to be leashed and under the control of the owner or a responsible person when off their owner's property (limited common areas). Please scoop the poop and place your bags in the immovable trash receptacles around the property; do not use the black bins intended for trash and recycling. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.

Read the related policies in our *Fairlington Villages Handbook*; please see the "Rules" sections on "Noise" on page 70 and "Pets" on page 75 [online](#).

The News is published by
Fairlington Villages,
A Condominium

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mellie.ward6@comcast.net

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scoba@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, October 1, 2025

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



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

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

ACTIVITIES

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evening of food, music, and community. Residents feasted on hot dogs and chips with salsa; those over 21 enjoyed our annual margaritas on the rocks and cold beer.

A very special thank you to our incredible volunteers. Your hard work and dedication made this fete a huge success, and we could not have done it without:

Toumil Allen, Carol Bell, Manja Blazer, Sharon Burd, Allison Burke, Wilson Burke, Mary Cusick, Susan Edwards, Kelly Giron, BFS, Warene Sheridan, Susan Tatum, and all residents who lent a hand throughout the event.



PHOTOS BY GUY LAND

Fairlingtonians enjoyed the spectacular evening with neighbors at our Farewell to Summer Party.

Board Meeting Highlights

The Board of Directors held a Regular meeting on Sept. 3, 2025. The following are highlights.

A. Variance Request – 4801 S. 30th 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.

B. Sewer Line Repairs 4701-4705 S. 29th St.: Mr. Faherty moved the Board authorize Management to contract with All Plumbing to repair the sewer line serving 4701-4705 S. 29th St. in accordance with the proposal, at a total cost of \$21,700. Passed 9-0.

C. Fairlington Villages Special Committee on By-Law Amendments (SCOBA): Mr. Reem moved that there is created by the Board of Directors this date the Fairlington Villages Special Committee on By-Law Amendments (SCOBA), pursuant to the Charter for the same and incorporated herein by reference. Passed 9-0.

D. Association Management Services: Mr. Reem moved the Board approve the Sixth Addendum to the Management agreement between Fairlington Villages, A Condominium, and Legum & Norman Realty for a one-year extension with a 2% annual increase for the provision of Management services from Oct. 1, 2025, to Sept. 30, 2026, for \$346,072.92; along with an FY27 Extension (Option Year 1) \$352,994.28; and an FY28 Extension (Option Year 2) \$360,054.12. Payroll administrative charges will increase 2% annually as well. Passed 8-0-1 with Ms. Olson Weaver abstaining.

E. Consideration of Edits to Fairlington Villages, A Condominium, Election Rules: The Board took up discussion of several proposed revisions to the

Board Election Rules which will govern the 2026 elections held at the March 2026 Annual Meeting. Amendments to Rule Seven - Conduct of Election Campaigns, were presented by Director Volpone and Vice President Faherty. The proposed amendments were not compatible and were voted upon separately. No substantial changes to the election rules were adopted.

BASIS

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For example, a Clarendon II's reserve contribution in Fiscal Year 2025 was \$2,080. Since the start of Fiscal Year 2000, the unit's reserve contribution total is \$43,556. That means that an owner who purchased the unit on Oct. 1, 1999, and closed its sale on Sept. 30, 2025, may add \$43,556 to the purchase price basis of the unit for tax purposes.

To continue the hypothetical: if an individual bought the unit for \$200,000 and sold it for \$500,000, the proceeds after adjusting the basis would be \$256,444, and \$6,444 would be subject to capital gain treatment. Joint filers would face no taxable gain.

In a real case, an owner would prorate annual basis adjustments for purchase and sale years to reflect the number of months of paid condo fees. Unit owners also may receive a step-up in basis for the cost of new appliances, replacement windows, and other qualified home improvements.

Unit owners selling their units should consult with their accountant or tax adviser. Unit owners without either should consult one for the tax year in which they intend to recognize the capital gain.

— *Original by Bennett Minton,
Edited by Management*

VOLUNTEER

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especially use the expertise of structural engineers or those with architectural experience. As a bonus, you will learn a lot about our various unit models and some of Fairlington's quirks at just one meeting per month!

Activities: If you like get-togethers, throwing parties, generating event ideas and themes, or decorating, you will be at home here. Parents are especially encouraged to join to help facilitate events of interest to children and families. Members are *not* expected to volunteer for every event.

If the above options aren't a fit for you, please consider one of our other committees: Grounds, Pools, or Tennis/Pickleball. They all welcome new volunteers and ideas.

Whether two hours a year, or an hour a month, we hope you will help maintain the special place that is Fairlington Villages by lending a hand! For more details or to join a committee, please call the Management Office at 703-379-1440 or email office@fairlingtonvillages.com and include your committee(s) of interest in your email.

We look forward to seeing you at a committee meeting or event.

— *Melanie Alvord, President and
Ward VI Director*



PHOTO BY GUY LAND

We love our volunteers, like these grill masters saying Farewell to Summer.

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
GO NUTS! Get your 2026 parking decal this month			1 October Board Meeting 7 p.m., Hybrid Canasta Club Tennis Drills/Social	2	3 Tennis Social and Potluck 6:30 p.m., Courts 2-5	4 Oktoberfest 6 p.m. – 9 p.m. Community Center
5	6 Grounds Committee 7 p.m. Hybrid	7	8 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	9	10 RAIN DATE Tennis Social and Potluck, 6:30 p.m. Courts 2-5 SCOBA Deadline	11
12	13 Indigenous Peoples' Day Columbus Day OFFICE CLOSED TRASH PICKUP	14	15 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	16 Architectural Control Committee 7 p.m. Community Center	17	18
19	20	21	22 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	23 Book Club 6:30 p.m. Community Center	24	25 Fairlington Free Clothing Swap 12 p.m. – 3 p.m. Community Center parking lot
26	27 Communications/Technology Committee 7 p.m. Community Center	28	29 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	30	31 Kid's Halloween Party 5 p.m. – 6:30 p.m. Community Center	1 November
2	3	4	5 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	6 Yard Waste Bags Collected at Curbside	7	8 Town Hall Listening Session 9:30 a.m. – 11:30 a.m. Community Center

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