



North Fairlington News

Historic Fairlington Villages

NOVEMBER 2025

VOL. 47, No. 11

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

We Want You: Town Hall Listening Session November 8

Your Board of Directors and Association Management want to hear from you! Attend the Town Hall Listening Session on Sat., Nov. 8, from 9:30 a.m. to 11 a.m. at the Community Center at 3005 S. Abingdon St. All Fairlington Villages residents (owners and renters) are invited. Bring your feedback and questions for those charged with governing and managing the Condominium.

This Town Hall Listening Session is an in-person event. There will be a call-in option in listen mode only, but no video; contact the Management Office for details. The Town Hall will be facilitated by Board President Melanie Alvord, and a number of Board members are expected to attend. A summary report of the Town Hall will be provided in the December newsletter and posted on TownSq.

Questions or discussion topics may be submitted in advance to office@fairlingtonvillages.com. Those deemed to be of broad interest may be selected and addressed as conversation starters to help kick off the event.

As a reminder, residents may contact Board members using

the list included in each monthly newsletter on page 6. Please bear in mind that Members may or may not reply depending on the subject, and that any reply is the opinion of the Member, and not of the Board of Directors as a whole.



IMPORTANT REMINDERS

November 6, 13, and 20

Three leaf collection Thursdays

November 8

Town Hall Listening Session

Through November 8

Halloween decor permitted

November 11

Management Office open

Trash will be picked up

November 27, Thanksgiving Day

No pickup for Trash or Bulk Trash

November 27 to November 30

Management Office closed

Inaugural Meeting to Review By-Laws

In September, the Board of Directors created a new committee, the Special Committee on By-Law Amendments (SCOBA). The committee will be chaired by Ward IV Director and Vice President Doug Faherty and At Large Director Joe Torres. SCOBA members will review and recommend changes to the Association's By-Laws. You can review the SCOBA Charter online: <https://fairlingtonvillages.com>.

Thank you to all of the residents that expressed their interest in

serving on SCOBA. It is likely that the committee's work will take one to two years and fluctuate in time commitment. SCOBA will have its first meeting on Tues., Nov. 4, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners wishing to observe the committee's deliberations are welcome to attend the meetings in person at the Community Center.

You can contact SCOBA via email scoba@fairlingtonvillages.com.

Oktoberfest Redux



Seeing double at Oktoberfest with the Morris brothers; see more on page 4.

RESIDENT REMINDER: 30th Road South is not a school drop-off or pick-up zone.

Five Easy Steps for Recycling the Right Way

In Fairlington Villages, our fantastic trash crew, Capitol Services, puts out and takes away our recycling bins each week. Because Arlington County and the City of Alexandria do not require lidded containers, recycling geeks like me can see all the stuff we are putting in there. I have worked in the recycling world for over twenty years so, trust me, I have seen it all, but I am hoping a few tips and reminders will help our recyclables get through Material Recovery Facilities (MRFs, pronounced “Murphs”) and made into new stuff, as intended.

Select containers. A good rule of thumb for what should go in the bin: all metal cans; plastics marked with #1, 2, 5, or 7; mixed paper; and non-soiled cardboard.

Make sure your recyclables are clean, empty and dry. Containers need to be empty and rinsed out. Cardboard and paper cannot make it through the system if they are wet so, if rain is in the forecast,

please wait before putting your stuff on the curb, hold the paper and cardboard for a week, or take it to the [Trades Center Recycling Drop-Off Center](#) off S. Arlington Mill Drive.

No plastic film in the bins. Most MRFs discard bagged recyclables as they are a worker hazard and bags or any “plastic film” wreak havoc on machines by getting caught in the gears. Only put loose recyclables in the bins and take plastic bags and wraps to store drop-off centers.

No glass at the curb. Residents need to drop off glass containers at one of Arlington County’s or the City of Alexandria’s collection sites.

When in doubt, leave it out. One of the biggest hurdles for successful recycling is what the industry calls “wish-cycling” or when a recycler does not know if something is recyclable and puts it in the bin anyway. Items like garden hoses, toys, hangers, and

holiday lights are not recyclable in curbside systems and may damage equipment or contaminate perfectly good materials. And be aware of single-use packaging that is not recyclable like pouches, wrappers, squeezies, and coffee lids.

Learn more. The closest recycling center is the Trades Center, but there are other locations. For more information on services, visit: <https://recycling.arlingtonva.us/residential/trash-recycling> or <https://www.alexandriava.gov/waste/recycling-drop-off-centers>. And thank you!

— Meg Daum, Resident and Recycling Expert



Collection Dates for Leaf and Yard Waste

When cleaning leaves and other yard debris from your backyard, consider recycling them in the free brown paper yard waste bags available at the Management Office. The Association partners with our trash hauler, Capitol Services, to pick up the bags curbside in November 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.

Free yard waste collection bags are provided at the Management Office; stop by to collect your parking decal at the same time!

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

Help Keep Our Grounds Beautiful

Fairlington Villages’ natural beauty is a joy and great asset. But keeping our 93.3 acres healthy becomes increasingly difficult — and costly — as the climate gets hotter and dryer. August was the driest month on record locally.

There are easy things residents can do to help our trees and bushes flourish. These simple actions do not take much time:

1. Water plants in the front of your unit during times of extended dryness. If the spigot on the front of your townhouse or building does not function, try another one nearby.

2. Attack English ivy if it is overtaking a bush or growing up a tree. Clip the vine near its base and two feet up the tree, then pull the

ivy out by the roots (easier to do after a rain). Do not pull the ivy off a tree or bush because removal can endanger the plant you want to keep living. The vine growing up the tree or bush will die.

3. Care for beds adjacent to your building such as those near a front entrance, or along the side of the building or fence. Mark these beds with a red reflector; you may obtain the reflectors from the Management Office. The reflector signals the landscape contractor to leave the bed alone. The Association allows the contractor to provide mulch and additional maintenance as needed to keep the marked area compatible with surrounding landscaping.

Rent the Fairlington Villages Community Center for Your Own Affair

A benefit of living at Fairlington Villages is being able to rent our spacious Community Center located at 3005 S. Abingdon St. With renovations completed in 2025, it offers a fresh atmosphere of subtle contrasts that highlight its interior features and that make it the perfect place for celebrating the winter holidays or for opening the 2026 entertaining season with an event of your own! The rates for the Community Center are listed on the Rental Form on our website at <https://fairlingtonvillages.com/forms/>; one form is for North Fairlington residents and the other is for South Fairlington residents. The rates are listed with each form online.

Please note, any requested date is not reserved until the Rental Fee, the Security Deposit, and completed Application are received and confirmed by the Management Office.

FEES AND PAYMENTS

We will not make any reservations without payment of the Rental Fee and the Security Deposit at the Management Office. The Security Deposit will be refunded 2-3 weeks after your event if the Community Center is in the same condition at the conclusion of your event as it was just prior to it.

RESTRICTIONS

Events are limited to 100 people and no items or decorations can be placed on or affixed to the walls, ceiling, windows, or curtains. All indoor furniture must remain within the Community Center and may not be moved to the patio. See the Rental Form for complete details on restrictions.

KEYS

The keys to the Fairlington Villages Community Center can be picked up from the Management Office

at 3001 S. Abingdon St. during our normal business hours.

For events taking place on Sunday, you must pick up the keys no later than 12 noon on Saturday.

Failure to pick up the keys may result in a \$100 charge against your \$500 Security Deposit if assistance from our staff is required when the Management Office is closed. All keys must be returned within 24 hours.

CANCELLATIONS

The rental fee and security deposit will be refunded if the request to cancel the event is received in writing two weeks before the event. No exceptions.

MORE INFORMATION

Refer to the Rental Form for complete details of the terms and rental rates. If you have any questions, call the Management Office at 703-379-1440, send us an email to office@fairlingtonvillages.com, or connect via [TownSq](#).

Fairlington Villages Unit Owner Rate Rental Schedule	
Monday to Thursday	\$200*
Monday to Thursday	\$250*
Friday to Sunday	\$400*
Folding Chair Rentals	\$25* for 25 chairs
Security Deposit to hold	\$500*

*See the Rental Forms [online](#) for full details for North Fairlington and South Fairlington.

Squirrel Away Our New 2026 Parking Decal

The shape of the 2026 parking decal is an acorn! The nutty 2026 decals are available at the Management Office.

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 Nuttiness

Beat the holiday crush by visiting the Management Office early. To avoid waiting at the Office, you can contact us to arrange a convenient time for you to pick up your parking decal.

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. The Office is open on Veterans Day,

Tues., Nov. 11. Please note, we will be closed Thurs., Nov. 27, to Sun., Nov. 30.

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*, see the "Rules" section starting on page 71 [online](#).

You would be nuts to delay getting your 2026 decal, so stop by the Management Office today. If you have questions, call 703-379-1440, email office@fairlingtonvillages.com, or connect via [townSq](#).



Activities Around the Village

Talk Turkey and Cards with the Canasta Club in November

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 at 3005 S. Abingdon St. 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 details.

Get Your Last Sundays Game On

Get in on the family-friendly fun. Game Night meets on the last Sunday of every month from 6 p.m. to 8 p.m. in the Community Center.

If you have questions, email activities@fairlingtonvillages.com.

Pin Down a Discussion with the Book Club on November 19

Join the Book Club on Wed., Nov. 19, at 6:30 p.m. at the Community Center to discuss *Rita Hayworth and Shawshank Redemption*, described as a "novella by Stephen King about a wrongly convicted prisoner who escapes from Shawshank State Penitentiary."

Come ready to rejoice with us on Fri., Dec. 12, at 6:30 p.m. at our annual Book Club Holiday Potluck. Please bring a wrapped book in new condition if you would like to participate in the White Elephant book exchange. We also kindly request you contribute a food or drink item to our Potluck. A registration list and additional details can be found on our Facebook page.

Note the November and December dates accommodate holidays.

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

All the Merrier at the Annual Holiday Party on December 4
Fairlington Villages' community Holiday Party will be on Thurs., Dec. 4, from 7 p.m. to 9 p.m. at the Community Center. Celebrate the holidays with your adult neighbors while spreading holiday joy by bringing your Toys for Tots and food bank contributions!

The last day to make your donations to Toys for Tots and food bank contributions is Tues., Dec. 9!

Get on Santa's Good List on December 14

Note the Sunday date for our highly anticipated visit with the notable North Pole resident coming for a special appearance for our younger Fairlingtonians. Our Morning with Santa is confirmed for Sun., Dec. 14, from 10 a.m. to 11:30 a.m. at the Community Center. This family-friendly affair is an excellent opportunity to take your child's picture with Santa (be sure to bring your own camera or device).

Our wish for the winter holiday is to have a few helpers to make Santa's visit a success. If you can volunteer for this family-centered event on Dec. 14, email

the Activities Committee at activities@fairlingtonvillages.com or call the Management Office at 703-379-1440. Your community spirit is a fantastic way to keep coal out of your holiday stocking!

Swirling Dirndls at Oktoberfest

Fairlington brought a taste of Bavaria to the neighborhood! The Oktoberfest celebration kicked off right on schedule on Oct. 4, and it was the most packed we have seen. By all accounts, it appears the word is out: Fairlington Villages knows how to throw great parties! Residents showed up in their lederhosen and dirndls to enjoy the fun. The Lost Lederhosen German Party Band provided lively music while Fairlingtonians indulged in a spread of authentic fare: bratwurst, sauerkraut, pretzels, and beer.

Danke to all of our volunteers: Toumil Allen, Jeannine Bender, Sharon Bisdee, Majan and John Blazer, Caitlin Bret, Sharon Burd, Mary Cusick, Julie Hasler, Pat Horvath, Tim Kuhl, Rebecca Leet, Warene Sheridan, BFS, and Amy Vandenburg. A special thank you to Joyce Giron and Digliane Sousa-Giron for the balloon arch display!

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PHOTOS BY GUY LAND

Fairlingtonians celebrated Oktoberfest with great food and the best neighbors. You, too, can join the fun and volunteer for a future event.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Finding Eight To Be Great!

As I mark my eighth anniversary with Fairlington Villages, I remain grateful to the community for continuing to entrust me with the tremendous responsibility of supervising its daily operations and leading its stellar management team and dedicated staff employees. From all of us at the Management Office

and on the Maintenance Team, our sincerest wishes to each of you and yours for the best in the coming Holiday season!

Management Office Open for Veterans Day

The Management Office will be open for Veterans Day on Tues., Nov. 11, and welcome you to get your parking decal. Trash will be picked up on Nov. 11.

Management Office Closed for Thanksgiving

The Management Office will close Thurs., Nov. 27, and open again at 8:30 a.m. on Mon., Dec. 1. We wish you and those close to you a happy Thanksgiving holiday. Neither the regular nor the bulk trash will be picked up Nov. 27. Regular trash and bulk trash will be collected as usual on Nov. 28 and Nov. 29.

Safely Decorate with These November Dates

Be mindful to keep stair-steps, railings, and sidewalks clear of seasonal decorations for safety. Remember that Halloween decorations must be removed by Sat., Nov. 8. Year-end holiday decorations are permitted from Sat., Nov. 15 to Thurs., Jan. 15.

Permission may be granted to decorate the common area of multiunit buildings (e.g., front door, porch, hallway, stairway) if residents all agree on the décor and present a "Request for Decorating Shared Common Areas Approval Form" available [online](#).

Clean Out Your Dryer Vents

Autumn is an ideal time to clean out your dryer vents. Clear vents help your dryer run efficiently and prevent fire hazards.

Outside Water Faucets Should Be Off

With the approaching potential for extended freezing temperatures, be sure to turn off the supply valve for your outside water faucet, also referred to as a hose bibb or spigot. This reminder applies to all townhouse residents and those multiunit building residents with unit space in the basement: A-level apartments or B-level units with basement storage.

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

If you have an outdoor faucet shutoff valve within your control, it is your responsibility to shut off the water at that location for the winter. If the pipes freeze and cause damage, the repair costs could be significant and charged to you. If you are unsure whether you are responsible for a water faucet shutoff valve, please contact the Management Office.

Identify Your Unit's Water Main Shutoff Valve

As the conversion of the greater Fairlington community from a single apartment complex to seven distinct condominiums progressed in the mid-1970s, the finer aspects of the architecture and structure of several of the building models changed to reflect improvements as development moved from South Fairlington to North.

As a result of engineering "field adjustments," the physical placement of the water main shutoff

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The News is published by
Fairlington Villages,
A Condominium

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(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, November 5, 2025

The Board of Directors will meet on Wed., Nov. 5, 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 – Oct. 1, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Dec. 3, 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.

Community Reminder: Ghost Your Décor!



Be ready to remove your seasonal ghosts and ghouls from the halls in a timely fashion! A friendly reminder to all residents that Halloween decorations are permitted through November 8. Year-end holiday decorations are permitted from November 15 to January 15.

MANAGER'S CORNER

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valves in the multiunit buildings is not consistent. The Association does not know and cannot confirm which of the four to six water main shutoff valves in the multiunit buildings serves which of the units. Any tags that might be found on valves inside the cabinet were placed there by the developer at the time of conversion; a master listing was never provided to the Association and the labels have not been maintained.

The unit owner is responsible for the water main shut-off valve and its related maintenance. If you reside in a multiunit building and need to have your water valve

main replaced, be sure to have your plumber confirm which valve is yours before any work is started. You do not want to go through the expense of a valve replacement only to discover the valve serves your neighbor's unit!



Stay informed of news related to Fairlington Villages in real time or make a request to the Management Office with townSq. Sign up: <https://app.townsq.io/login>.

Board Meeting Highlights

The Board of Directors held a Regular meeting on Oct. 1, 2025. The following are highlights.

A. Variance Request – 4642 31st Rd. – 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 7-0.

B. Variance Request – 4644 31st Rd. – Remove a Load-Bearing Wall and a Non-Load-Bearing Wall in the Kitchen and Add an Exterior Vent: Mr. Radich moved the Board approve a variance request to remove a load-bearing wall and a non-load-bearing wall in the kitchen and add an exterior vent in accordance with the specifications outlined in the variance request. Passed 7-0.

C. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan: Mr. Reem moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of Oct. 1, 2024, through Sept. 30, 2025. Passed 7-0.

D. Transfer of FY25 Excess Assessments to FY26: Mr. Reem moved that any excess of membership assessments collected over and above the member operating expenses of the condominium for the fiscal year ending Sept. 30, 2025, shall be applied against member assessments for fiscal year 2026, commencing Oct. 1, 2025, as provided by Revenue Ruling 70-04. Passed 7-0.

E. Preventive Maintenance on Slate Roofs in Wards V and VI in FY26: Ms. Dies moved the Board authorize Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards V and VI at a cost not to exceed \$32,500. Passed 7-0.

F. Backyard Fence Replacement Project in Ward VI in FY26: Ms. Alvord moved the Board authorize Management to contract with Long Fence, for Phase 6 of the Backyard Fence Replacement Project, at a total cost of \$813,050. This amount includes \$50,000 in allowances as described in the memorandum. The fences will be built with Western red cedar with pressure treated pine posts and installed in Ward VI. Passed 7-0.

G. Fall Plant Replacements: Mr. Radich moved the Board authorize

Management to contract with Lancaster Landscapes for plant replacements at a cost of \$16,671.60. Passed 7-0.

H. Ward IV Renovation Planting: Mr. Radich moved the Board authorize Management to contract with Lancaster Landscapes for Ward IV renovation planting at a cost of \$28,894.15. Passed 7-0.

I. Fall Pansy Planting: Mr. Reem moved the Board authorize Management to contract with Lancaster Landscapes for fall pansy planting at a cost of \$4,715. Passed 7-0.

Savoring Brats, Brews, and Community



PHOTO BY GUY LAND

Residents came out in full force for our extraordinary Oktoberfest 2025.

ACTIVITIES

continued from page 4

No More Organized Tennis or Pickleball this Fall

The Tennis/Pickleball Committee will announce the 2026 Summer Season in the spring. Until then, there will be no organized drills or play. However, we encourage everyone to take advantage of the moderate fall temperatures; there is no reason for players to put down their racquets until it is too cold to hit the courts!

The Tennis Committee held its end of the season social potluck

and play on Oct. 3, which was a tremendous turnout. It was a wonderful occasion to thank our volunteers and Joint Committee Chair Soleil You for his coaching and weekly drills, which makes the weekly tennis drills a great opportunity to meet other players, while also improving players' skills. The Tennis Committee would like to also thank all the players who make the weekly drills and social doubles play a success.

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
Please Join the Town Hall Listening Session Attend the Town Hall on Saturday, November 8, to let the Board of Directors and Management know what is on your mind regarding Fairlington Villages						1 November
2	3	4 Special Committee on By-Law Amendments, 7 p.m. Community Center	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 a.m. Community Center
9	10 Grounds Committee 7 p.m. Hybrid	11 Veterans Day OFFICE OPEN TRASH PICKUP	12 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	13 Yard Waste Bags Collected at Curbside	14	15
16	17	18	19 Book Club 6:30 p.m. Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	20 Yard Waste Bags Collected Architectural Control Cmte, 7 p.m. Community Center	21	22
23	24	25	26 Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	27 Thanksgiving OFFICE CLOSED BULK TRASH + TRASH WILL NOT BE PICKED UP	28 OFFICE CLOSED TRASH PICKUP	29 OFFICE CLOSED TRASH PICKUP
30 Game Night 6 p.m. – 8 p.m. Community Center	1 December	2	3 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	4 Holiday Party 7 p.m. – 9 p.m. Community Center	5	6

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