



# North Fairlington News

## Historic Fairlington Villages

DECEMBER 2025

VOL. 47, No. 12

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

## Go Nuts for 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.



**Avoid a Tow in the New Year**  
All Fairlington Villages 2025 heart-shaped parking decals expire 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 and avoid a tow by visiting the Management Office right away.

The Management Office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and Saturday  
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### Minding Winter Holidays

Management Office will be closed and Regular Trash and Bulk Trash will not be picked up December 25 and January 1

### Holiday Tree Recycling

Recycle your holiday trees in 2026: January 6, January 8, January 13, and January 15

## Upcoming Board Elections in 2026

Three Board of Directors seats will be up for election in 2026: Ward III, Ward V, and one At Large position. Board elections occur during our Annual Meeting in March. Members of the Board are all volunteers; the positions are not compensated.

If you are interested in running for a seat, the first step is to qualify by obtaining the signatures of 25 Fairlington Villages owners on a candidacy petition. The Management Office can provide this form to you; email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com), call 703-379-1440, or connect via [TownSq](https://app.townsq.io/login).

Full details will be in our January newsletter.

## In Memoriam: A Tribute to Our Friend Ed Dempsey



We regret to share that Ed Dempsey, a member of the maintenance team and our third-longest tenured employee of 29 years, passed away November 3, after suffering a series of strokes. I and the rest of the team at Fairlington Villages are quite simply without words, somewhat stunned with disbelief.

Ed always approached you with a smile on his face and a laugh in the air. He was an Arlington native and *truly* remembered Fairlington "back in the day" as only a few others around still could! And, while he was always quick to let you know that the procedure you were employing to any given situation was less than ideal, I suppose that "technically," he was usually right. "Well begun is half done!" Let us all remember Ed for the light he brought us every day.

— Greg Roby, General Manager

## By-Laws Review Is Underway

As previously reported, the Board of Directors created a Special Committee on By-Law Amendments (SCOBA). The committee started its work in October, which in the coming months will include broad community engagement.

In the meantime, here is some background.

**What are the By-Laws?** In accordance with the Virginia Condominium Act, By-Laws provide for governance of the condominium by an association of the unit owners. Our By-Laws are the roadmap for how Fairlington Villages operates, guiding the Annual Meeting, Board of Directors, property maintenance, finances, reserve funds, and more.

Although the By-Laws *generally do not include* parking and decoration policies, trash rules, and similar rules and regulations, they do include some restrictions that appear to be in conflict with current policies and require review.

**Why do the By-Laws need review?** They were developed in 1975 and have not been updated since. Changes to Virginia condominium law in the past 50 years and the need to better align our governance structure with modern norms are driving the SCOBA work.

**How will residents be engaged?** A series of communications, including articles in this newsletter, posts on TownSq, community town halls, surveys, and more will be part of SCOBA's work. While preliminary work is underway, it will take a few months to reach the community outreach phase. Ultimately, a vote of unit owners will be required to adopt revised By-Laws.

The By-Laws can be reviewed online at <https://fairlingtonvillages.com/by-laws/>, and more information about SCOBA is posted on [TownSq](#).

## Springing for a Grounds Community Forum

This coming spring, the Grounds Committee is considering hosting a second Grounds Community Forum. What topics would you like the committee to share with you? Email us at [grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com) and note "Spring Grounds Forum Topic" in the subject line.

During the Grounds Community Forum on Sept. 13, the committee shared the Fairlington Villages Grounds strategic plan goals and objectives; grounds focus areas (use of natural products; invasives removal; use of native plants); grounds initiatives (focal beds, tree canopy, turf/lawn); and resident request process and priorities. Residents also had an opportunity to vote on their preferred methods for grounds-related communications: in-person forums and the newsletter received the most votes.

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## Residents Shared Their Thoughts at the Town Hall Listening Session



PHOTO BY OSCAR GIRON

Residents posed questions and comments to Association leadership at the Town Hall Listening Session on Nov. 8. Topics ranged from parking and trash to communications. A detailed report of the discussion is posted on [TownSq](#).

## Enhancing Communications

The Communications/Technology Committee is working with the management staff to upgrade and enhance our methods of sharing information with owners and non-owner residents. Overhauling our technology solutions lays the foundation for more effective and efficient communications, with the potential for future cost savings by reducing manual and paper-based processes.

The first step is implementing a new process for the email distribution of our monthly newsletter to recipients who have opted in to receive it electronically. The digital newsletter is now being sent from a dedicated Fairlington Villages email with a new look, rather than coming from an individual staff member. This update is a work in progress, and recipients can expect to see improvements over time.

The printed newsletter remains available and is also posted on our website; find the digital archives online: <https://fairlingtonvillages.com/newsletters/>.

Next steps in the communications enhancement project include a review of our website, the TownSq  
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# Replacement Reserves: The Foundation of a Well-Maintained Community

One of our Board of Directors' critical fiduciary responsibilities is to manage the Association's operations and to maintain the integrity of Fairlington Villages' buildings and infrastructure on behalf of our owners. The Board executes much of this responsibility by raising and managing the expenditure of Operating Reserves and Repair and Replacement Reserves.

Operating Reserves, which consist of the cumulative total of previous fiscal years' operating surpluses, are used to pay for extraordinary, unbudgeted day-to-day operating expenses that may occur in the course of a fiscal year. They will be examined in detail in a future article.

In contrast, Repair and Replacement Reserves (hereinafter referred to as Replacement Reserves), the subject of this article, are used to finance the repair and replacement of major capital assets such as roofs, balconies, backyard and perimeter fences, exterior masonry, apartment building hallways, sewer lines, swimming pools and pool houses, trash container concealment sites, tennis courts, and parking lots.

## REPLACEMENT RESERVES

The key elements of our Replacement Reserve program are:

- **Five-year reserve studies.** These studies, which are required by the Virginia Condominium Act, identify the

amount of reserves needed to repair, replace, and restore our major capital assets during the next 20 fiscal years. Our most recent Study was approved by the Board in June 2024, and its recommendations have been

incorporated into our annual budgets beginning in Fiscal Year 2025 (FY25).

- **Full funding of replacement reserve account.**

In order to fully fund our reserve account, the 2024 Reserve Study Update recommends continuing our existing 1% annual increases in condominium

fee-funded reserve fund contributions in FY25 and subsequent fiscal years, and assumes an annual cost inflation rate of 4.0% based on the average change in the Consumer Price Index over the last 10 years.

- **FY26 budget.** In FY26, a fee-funded contribution of \$3,236,037 (a \$32,040 or 1% increase over FY25) is being made to the Association's existing audited Reserve account balance of \$7,163,661. Budgeted FY26 reserve projects total \$4,449,598 and include renovation of Ward II multiunit condo hallways, renovation of Pool House 2, replacement of backyard fences in Ward VI (the final phase of fence replacement), parking lot renovations, and a continuation of our slate

roof replacement and masonry repair programs.

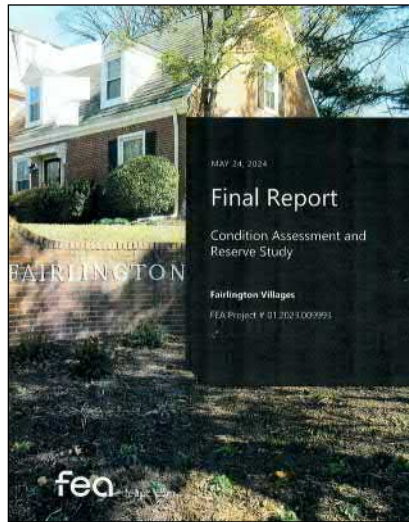
- **Future fiscal years.** From FY27-29, as the 2024 Study recommends, Replacement Reserve spending will total between \$3.7 and \$4.2 million per year and will fund, among other items, completion of our masonry repair, apartment building hallway, pool house, and parking lot renovation programs.

## FULLY FUNDED RESERVES

The key benefits of Fully Funded Reserves include:

- **Avoid special assessments and spikes in condo fees.** Some condo associations try to keep fees low by not funding Replacement Reserves or by budgeting for them and then borrowing from them for operating expenses. As one expert on condominium reserve funds states, however, any savings resulting from such policies are "fool's gold."<sup>\*</sup> If an association that has kept fees low by failing to fund reserves suddenly needs to make a major capital expenditure it must raise fees significantly, borrow money at the current market rate, or impose a special assessment — a bill that may impose exceptional hardships on an association's homeowners. Fairlington Villages has never levied a special assessment.
- **Maintain lender eligibility.** Having adequate Replacement Reserves is a requirement of most major mortgage lenders. That is, for Fairlington Villages' homes to be eligible for most

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**Fairlington Villages has never levied a special assessment.**

<sup>\*</sup> Robert Nordlund, founder and CEO of Association Reserves, a group that helps condo associations frame long-term reserve budgets, quoted on *Morning Edition* with Sacha Pfeiffer. See NPR, July 19, 2021, article online: "[Why Steady, Low Condo Fees Should Raise a Flag.](#)"

## Activities Around the Village

All activities are held at our Fairlington Villages Community Center, 3005 S. Abingdon St. in Arlington, unless noted otherwise.

### Skip the Holiday Eves with the Canasta Club in December

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. Newcomers are always welcome! Canasta is a card game where players or partnerships try to meld groups of three or more cards.

The Canasta Club will not meet on Wed., Dec. 24 or Wed., Dec. 31.

Email Mary Ryan at [mxryan1024@gmail.com](mailto:mxryan1024@gmail.com) for details.

### You Are Cordially Invited to Our Annual Holiday Party on December 4

We invite you to our Fairlington Villages' annual Holiday Party on Thurs., Dec. 4, from 7 p.m. to 9 p.m. Enjoy food, drinks, and the company of your neighbors. This event is intended for adults. Spread seasonal cheer by bringing your Toys for Tots and food bank donations.

Children and families are welcome to attend a separate holiday event on Sun., Dec. 14.

### Sharing Is Caring with Donations Dropped Off by December 9

The last day to donate to Toys for Tots and the food bank is Tues., Dec. 9. We hope you consider giving a little to help a lot for those in need in our community.



### Share Your Elephant with the Book Club on December 12

Come ready to celebrate on Fri., Dec. 12, at 6 p.m. at the annual Book Club Holiday Potluck. We kindly ask that members bring food or drink to share for our Potluck, as well as a wrapped book in new condition for the White Elephant gift exchange if they would like to participate.

Note the December date accommodates the holidays.

Join the Book Club on Thurs., Jan. 22, at 6:30 p.m. to discuss *Outlive: The Science and Art of Longevity* by Peter Attia with journalist Bill Gifford. This nonfiction book is a "comprehensive guide to living a longer, healthier, and more fulfilling life."

Visit our "Fairlington Area Book Readers Group" [Facebook page](#). If you have questions, email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Meet Santa on December 14

Join us for a special visit with Jolly Ol' St. Nick on Sun., Dec. 14, from 10 a.m. to 11:30 a.m. This family-friendly Morning with Santa offers a chance to take photos with Santa; please bring your own camera or device.



If you can volunteer, email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com) or call the Management Office at 703-379-1440. Your community spirit is sure to be appreciated by your neighbors!

### Halloween Party Gratitude

A special thanks to all the residents who came to the Kids' Halloween Party on Oct. 31. Pizza, candy, cookies, soda, and juice were served to the delight of all our creative superheroes!

A huge thank you to our super staff and scary good volunteers: Carol Bell, Allison Burke, Joan Carter, Caitlin Corcoran, Mary Cusick, Joyce Giron, Pat Horvath, Wendy Shapiro, Digliane Sousa-Giron, Susan Tatum, Olivia Terpstra, and all the unsung heroes who helped during the event.



PHOTOS BY GUY LAND  
Fairlingtonians know where to find fun and beam up treats on Halloween.





## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Leaf Collection Is Complete

Contracted leaf removal on the property has been completed for the year. If you have fallen leaves in your yard, please bag the leaves and take them to the curb for large/bulk trash pickup on Thursday. You can get brown paper bags free of charge from the Management Office.

### Preparing for Winter Precipitation

We have a plan for snow events of any size that may occur this winter. Our five vehicles used to remove snow have been serviced, snow-melt supplies have been stockpiled, and we purchased additional snow shovels for the temporary labor we engage. We are confident in our readiness for winter weather.

### Please Practice Patience During Snow Events

Our goal is to remove snow promptly; however, we must prioritize our efforts. Several factors including type of precipitation and its removal methods determine whether snow removal begins before, during, or after precipitation ends.

Our priorities, generally, are:

- Clear streets so emergency vehicles can access the property.
- Clear accessible areas of parking lots, building steps, and entrance walkways.
- Clear snow from all other sidewalks.

During an average snowfall of 1–4 inches, it takes crews three hours to clear the streets and up to eight hours to clear and/or treat parking lots, sidewalks, lead-walks, steps, and porches. This work may be done throughout the night and early morning hours.

Sand and chemicals will be applied throughout the community as needed. Fairlington uses sodium chloride (Halite Rock Salt) to treat streets and magnesium chloride (Ice Melt) on sidewalks. Each storm requires its own unique mix of machine, chemical, and hand removal efforts.

Management's goal is to remove and/or treat the streets and pedestrian areas as quickly as possible. Your patience is appreciated, especially during heavy snowfalls and sleet. Contingency plans include procuring additional equipment on short notice.

Our crews cannot clear occupied parking spaces or the areas around your vehicle. The Management Office maintains a limited number of snow shovels that residents may borrow if available. If you borrow a shovel, please return it to the Office as soon as you are finished so it can be available to the next resident.

## Management Office

### Office Location

Fairlington Villages, A Condominium  
3001 South Abingdon Street  
Arlington, Virginia 22206

### Regular Office Hours

8:30 a.m. – 5:30 p.m. Monday through Friday  
9 a.m. – 2 p.m. Saturday  
Closed Sundays and federal holidays  
Appointments welcomed, but not required

### 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

## Five Ways To Prepare for Cold Temperatures

You can prepare for winter with these easy steps:

**Outside Water Faucets:** Common area faucets have been shut off. If you have not already, shut off your outside faucet immediately to avoid potentially significant costs for repair next spring.

**Hoses:** All hoses should be disconnected from faucets.

**Prevent Frozen Pipes:** Keep your heat on and set your thermostat at 60° Fahrenheit or higher to help prevent the pipes in your unit from freezing. Leave cabinets open to increase warm airflow.

**Extension Cords:** Please be cautious to not overload circuits; extension cords and power strips should never be covered under rugs, furnishings, or presents!

**Space Heaters:** If you use a space heater, please keep the area around it clear and free of clutter and do not use it unattended. **PLEASE, ELECTRIC APPLIANCES ONLY. DO NOT USE KEROSENE OR PROPANE HEATERS INDOORS.**

The News is published by  
Fairlington Villages,  
A Condominium

## BOARD OF DIRECTORS

President, Ward VI Director  
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Douglas Faherty  
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Secretary, At Large Director  
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At Large Director  
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At Large Director  
Karen Olson Weaver  
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## COMMITTEE CHAIRS

Activities: Warene Sheridan  
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Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
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Grounds: Angela McNamara and  
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pools@fairlingtonvillages.com  
Special Committee on By-Law Amend-  
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scoba@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  
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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, December 3, 2025

The Board of Directors will meet on Wed., Dec., 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 – Nov. 5, 2025
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – Jan. 7, 2026
- 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.

## RESERVES

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- mortgage financing, whether for purchase or refinance, the Association must meet a number of requirements to show that a home in the community is good collateral for a mortgage — having adequate reserves is one of these requirements.
- **Contain insurance costs.** When evaluating Fairlington Villages' eligibility for renewal of the master insurance policy covering our buildings, insurers evaluate the age and quality of our infrastructure, especially roofs. Roof replacement is a major item funded by Replacement Reserves.
- **Maintain market valuation.** Resale packets provided to new owners when Fairlington Villages' units are sold must include information on the Association's reserves. Maintaining fully funded Replacement

Reserves is a selling point that helps ensure that our units will attract buyers and maintain their value in a highly competitive Northern Virginia real estate market.

In sum, the payoffs from the Association's solid and well-funded Replacement Reserve program are clear — ensuring a stable rate of condo fee increases, and preservation of an attractive, safe, well-maintained historic community whose buildings and other structures maintain their integrity and contribute to Fairlington Villages' market competitiveness.

For additional information on Fairlington Villages' Replacement Reserve program see the budget information posted on our Association website at [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com) and [TownSq](http://TownSq), or contact the Management Office.

— Harold Reem, Treasurer

## Board Meeting Highlights

The Board of Directors held a Regular meeting on Nov. 5, 2025. The following are highlights.

**A. Variance Request – 2860 S. Buchanan St. - A-2 Egress Window:** Mr. Radich moved the Board approve a variance request to install an Egress Window in accordance with the specifications outlined in the variance request. Passed 7-0.

**B. Rotten Wood Replacement Ward VI in FY26:** Ms. Alvord moved the Board authorize Management to contract with Middeldorf Property Services for rotten wood replacement in Ward VI at a cost of \$224,618. Passed 7-0.

**C. Renovation of Common Area Hallways in Multiunit Buildings in Ward II in FY26:** Ms. Volpone moved the Board authorize Management to contract with Lee Design for \$1,293,985.94 for the renovation of 36 hallways located in Ward II. Passed 7-0.

**D. Masonry Repair Project Phase 12 in FY26:** Mr. Reem moved the Board authorize Management to contract with American Restoration and Facility Engineering Associates (FEA) for the FY26 Masonry Repair Project as follows: Masonry Repairs (American Restoration) for \$377,500; Consulting and Construction Assurance/ Contract Administration (FEA) for \$36,000; Total \$413,500. Passed 7-0.

**E. Staff Holiday Bonuses:** Mr. Reem moved the Board authorize \$4,775 plus FICA taxes for holiday bonuses for the Association staff to be distributed as recommended by the General Manager and approved by the President, with length of service as a guideline. Passed 7-0.

**F. Annual Tree Pruning:** Mr. Radich moved the Board authorize Management to contract with Lancaster Landscapes at a cost of \$49,516. Passed 7-0.

**G. Parking Lot 17 Repairs:** Mr. Reem moved the Board authorize Management to contract with

ProPave for Parking Lot 17 repairs at a cost of \$13,202. Passed 7-0.

**H. Pool House 2 Renovation:** Mr. Radich moved the Board authorize Management to contract with American Restoration for Pool House 2 renovation work at a cost of \$197,500. Passed 7-0.

**I. Dinwiddie Improvement Project:** Ms. Olson Weaver moved the Board authorize Management to contract with Lancaster Landscapes for the grounds restoration project at 2912 S. Dinwiddie St. at a cost of \$6,495. Passed 7-0.

### PARKING DECAL

*continued from page 1*  
from 9 a.m. to 2 p.m. Please note, we will be closed Thurs., Dec. 25, and Thurs., Jan. 1.

Contact the Management Office to arrange a convenient time for you to pick up your parking decal.

#### 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 at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com), or connect via [TownSq](#).



PHOTO BY CHERYL HOLLINS

The Grounds Community Forum in September was informative.

### GROUND

*continued from page 2*

The fall Forum slide presentation can be found online in [TownSq](#) documents.

Thank you to the Grounds Committee members who helped make our fall Forum a success: Rosabeth Cuppy, Preston Hayward, Cheryl Hollins, Rebecca Leet, Carol McCaffree, Angela McNamara, Jennifer Moore, Jim Ostroff, Susan Tatum, and Anne Wilson.

### COMMUNICATIONS

*continued from page 2*

app, and our approach to periodic resident/owner surveys. Stay tuned for more updates, as well as opportunities for input, in the coming months.

Volunteers are always welcome to join the Communications Committee. We would especially welcome anyone with practical experience and knowledge of web-sites and related technology. Email [comm@fairlingtonvillages.com](mailto:comm@fairlingtonvillages.com) to express interest or ask questions.

### Stay Informed

Sign up for [TownSq](#) notices today to stay in the loop for all things Fairlington Villages!

**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
<b>Get your parking decal today!</b>	<b>1 December</b>	<b>2</b>	<b>3</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>4</b> (Adults') Holiday Party 7 – 9 p.m. Community Center	<b>5</b>	<b>6</b>
<b>7</b>	<b>8</b> Grounds Committee 7 p.m. Hybrid	<b>9</b> Last Day to Contribute to Toys for Tots and Food Donations Community Center	<b>10</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>11</b>	<b>12</b> Book Club Potluck 6 p.m. Community Center	<b>13</b>
<b>14</b> Morning with Santa 10 a.m. – 11:30 a.m. Community Center	<b>15</b>	<b>16</b>	<b>17</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>18</b> Architectural Control Committee 7 p.m. Community Center	<b>19</b>	<b>20</b>
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b> Christmas <b>OFFICE CLOSED</b> <b>NO TRASH OR BULK TRASH PICKUP</b>	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>1 January</b> <b>OFFICE CLOSED</b> <b>NO TRASH OR BULK TRASH PICKUP</b>	<b>2</b>	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b> Holiday Tree Collection	<b>7</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>8</b> Holiday Tree Collection	<b>9</b>	<b>10</b>

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