



# North Fairlington News

## Historic Fairlington Villages

FEBRUARY 2026

VOL. 48, No. 2

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

## One Annual Meeting, Two Forums, Three Open Seats

Three of the nine seats on the Board of Directors will be up for election at the Fairlington Villages' Annual Meeting on Wed., March 25, 2026, at 7 p.m. in the Community Center at 3005 S. Abingdon St.:

- ✓ Ward III
- ✓ Ward V
- ✓ One At Large position.

### IMPORTANT DATES

**Optional Candidate Statement**  
Due Fri., Feb. 6, by 5 p.m.

**Presidents' Day, February 16**  
Management Office closed  
Trash will be picked up

**Candidates' Forum No. 1**  
Sat., Feb. 21, 10 a.m. – 12 p.m.  
Community Center

**Candidates' Forum No. 2**  
Wed., March 11, 7 – 9 p.m.  
Community Center

**Annual Meeting**  
Wed., March 25, 7 p.m.  
Community Center

The three seats will each be up for 3-year terms ending in 2029. Members of the Board are not compensated.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community. The Board consists of three At Large members and one elected from each of the six wards. The Board meets regularly on the first Wednesday of the month.

### CANDIDACY CRITERIA

Candidacy paperwork was due on Jan. 30.

Candidates must be a unit owner in Fairlington Villages; be current with condo fee payments; and except for the At Large seat,

own a unit in the Ward for which they are running.

Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Wed., Feb. 4, meeting.

Candidates can submit an optional Candidate Statement by 5 p.m. on Fri., Feb. 6, to the Management Office.

### TWO CANDIDATE FORUMS

Two Candidate Forums will be held at the Community Center:

- Sat., Feb. 21: 10 a.m. to 12 noon.
- Wed., March 11: 7 p.m. to 9 p.m.

The Forums provide two opportunities to meet the candidates and ask questions. All residents are encouraged to attend.

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## FY25 Audit Shows Solid Finances

Kim Marinus, CPA, of Johnson, Bremer & Ignacio, CPAs, P.C., an accounting firm specializing in work with homeowner and condominium associations, has completed Fairlington Villages' Fiscal Year 2025 (FY25) audit report. The Board reviewed the report at its Jan. 7, 2026, meeting and accepted the audit by a vote of 5-0. According to the audit report, the financial statements continue to be very good, with the Association's Unappropriated Owners' Equity or Operating Reserves within the recommended range, funded Repair and Replacement Reserve

accounts, and a continuing low level of delinquent and doubtful condominium fees.

### OPERATING REVENUE AND EXPENSES

For the fiscal year ending on Sept. 30, 2025 (FY25) the Association had excess operating revenue of \$74,668 over expenses — approximately 1.3% of FY25's operating budget of \$5,975,367, and approximately 0.8% of FY25's total budget of \$9,327,764.

This excess amount was largely produced by four factors:

*continued on page 3*

### Welcome to the Family



Introducing Alfonso Jacas (left) and Sergio Vargas (right); see page 2.

## Planning Spring Renovations? Be sure to Read This First!

If you are planning renovations to your unit, remember to:

- Be sure to get a variance request approved by the Architectural Control Committee before you start any renovation projects. Submit a variance request in advance for structural changes such as moving or removing a wall, finishing an attic, or installing an egress window. Contact the Management Office first!
- Check whether an asbestos inspection is required in accordance with our policy and Virginia law.
- Make sure your contractor hauls away construction



debris — it may not be placed at the curb. Scan the QR code for the online **Variance Request Form**.

## Designing Grounds for Safety and Beauty

Fairlington Villages' landscape management strategy includes attention to high visibility areas that merit upgrades, especially where residents have voiced concerns about visibility and other safety issues. The corner of S. 31st and S. Buchanan Streets was such an area. Over many years, shrubs, flowers and ground covers had overgrown the corner space, interfering with visibility and creating safety issues for those walking along the sidewalk, especially at night. As one of several suggested locations, the Association's landscape contractor Lancaster Landscapes undertook providing this location with a restorative facelift as its "give back" to the community for 2025.

The corner was redesigned and has been renovated to include a beautiful planting bed with a raised, curving river stone edge to conform with other newer beds throughout the property. The seasonal bed has been planted with pansies for the duration of winter; in spring, those will be replaced with colorful native perennials.

If you note other common areas throughout the property that may be suitable for an upgrade, bring them to the attention of the Grounds Committee for consideration; email [grounds@fairlingtonvillages.com](mailto:grounds@fairlingtonvillages.com).

— Anne Wilson, Grounds Committee member



PHOTO BY MARK JOHNSON

Stop by and enjoy this attractive upgrade at the corner of S. 31st and S. Buchanan Streets, with many thanks to Lancaster Landscapes.

## Introducing Two New Staff Members

Fairlington Villages, A Condominium (FVAC), is proud to recognize the dedicated service of all our employees every day of the year. At our staff appreciation luncheon in December 2025, FVAC celebrated the longevity of many employees while welcoming two newcomers.

We would like to introduce our newest additions to the Fairlington Villages employee "family," specifically on the Maintenance Team:

- Our Apprentice Electrician and General Maintenance Technician Alfonso Jacas possesses training and certifications in electricity, plumbing, and HVAC systems.
- Sergio Vargas, Assistant Maintenance Technician has an emphasis in Custodial Services. He has training and certifications in electricity, interior framing, and drywall applications.

Stop by and say hello.

### Did you know?

Fairlington Villages covers over 93 acres, equivalent to almost 70.5 American football fields. Puts into perspective the work of maintaining and grooming the grounds in our community.



## AUDIT

continued from page 1

- General maintenance expenses were \$63,444 lower than budgeted due to less-than-anticipated spending in several areas, including building and plumbing repairs, painting costs, and lighting and pool supplies.
- Professional services expenses were \$35,208 lower than budgeted due to less-than-anticipated legal costs and planning/engineering fees.
- Utilities, including water and sewer expenses, were \$24,532 under budget.
- Unrealized gains on the Association's investments increased by \$26,978 over projections.

Deficits in two categories of operating expenditures partially offset these surpluses:

- Administrative costs were \$45,698 over projections due to payment of higher-than-anticipated insurance deductibles, including costs of the May 2025 Management Office fire.
- Payroll costs were \$50,961 higher than budgeted.

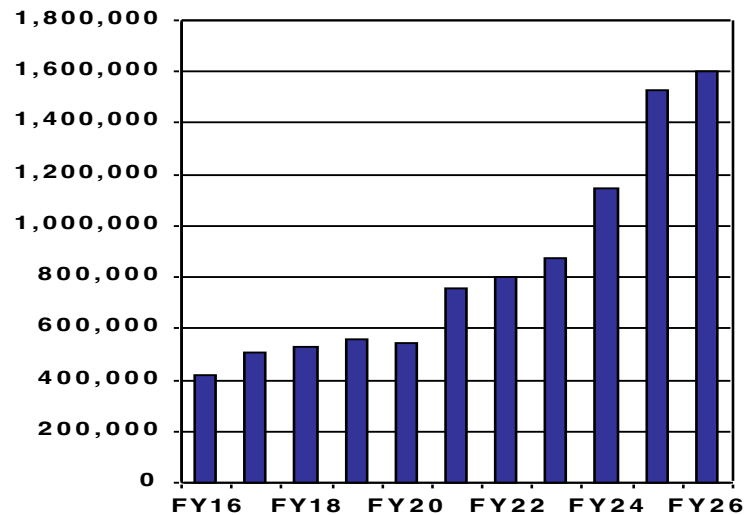
Contracted services (\$1,338,124), payroll (\$1,245,236), and utilities (\$1,086,591) continued to be the Association's largest operating expenses in FY25. Contracted services included contracts for trash removal, grounds maintenance, pools, pest control, patrol service, and janitorial service (for routine cleaning of the Management Office, Community Center, and our apartment buildings' common area hallways). Payroll expenses encompassed the costs of salaries, payroll taxes, health insurance, and retirement fund expenses for the Association's staff of 13 administrative, operations, and maintenance employees. Besides water and sewer expenditures, utility spending included the costs of electricity for the Management Office, Community Center and pools, and our apartment building hallways and outdoor carriage lights.

During FY25, delinquent and doubtful condo fees increased by \$21,129 to \$102,075 — a delinquency rate of just over 1.1% that is excellent by industry standards. Fairlington Villages continues to enjoy one of the lowest delinquency rates in the Washington, D.C. area.

## OPERATING RESERVES

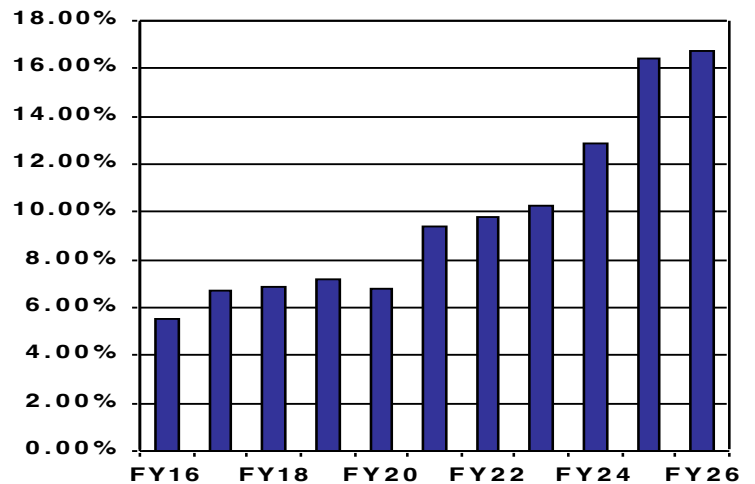
When FY25's \$74,668 operating surplus is added to FY24's final end-of-year Operating Reserves of \$1,526,691 (the cumulative total of previous fiscal years' excess operating funds), the Association's

**Fairlington Villages Operating Reserves**  
**Dollar Amounts FY16 to FY26**



Source: FY15-25 Audits

**Fairlington Villages Operating Reserves**  
**Percentages of Annual Budget FY16 to FY26**



Source: FY15-25 Audits and FY16-26 Budgets

Operating Reserves totaled \$1,601,359 at the end of FY25. This \$1,601,359 figure is approximately 25.8% of our operating budget of \$6,198,678 for FY26, which began on Oct. 1, 2025, and approximately 16.7% of the total FY26 budget (including \$3,404,037 in Repair and Replacement Reserve contributions) of \$9,602,715.

There is no firm standard governing the funding level for Operating Reserves. Based upon our property's age and history, however, our auditors

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## Activities Around the Village

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



ARCHIVE PHOTO BY ANNE WASOWSKI  
Fairlingtonians enjoyed the chiefly Game Day Party in 2023 and can look forward to another great Sunday of football in 2026.

### Share Your Love for Football with Fairlingtonians on February 8

North Fairlington will host a Game Day Party on Sun., Feb. 8, with doors opening at 6 p.m. Join your neighbors for the biggest sports tradition of the year with pizza, snacks, and beer to watch the big game broadcast by an LCD projector on a big screen.

As of this writing, we do not know which teams will play, but we hope it is your team! Bad Bunny will headline this year's halftime show in Santa Clara, California! Whether you are interested in the football game or simply want to watch the commercials, we hope to see you there!

If you have some spare time to be a game day MVP and can volunteer for the Game Day Party, email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com). Your team spirit is sure to score points with your neighbors!

### Go Analog with Family-Friendly Games on February 22

Dust off your lucky dice and sharpen those strategies — monthly Game Night is officially here! Scheduled for the last Sunday of each month in 2026, from 5 p.m. to 7 p.m., join us Feb. 22.

Forget the screens and the scrolling; it is time to swap your

smartphone for a winning hand. Whether you are a board game pro, a high-stakes card aficionado, or simply someone who enjoys the occasional “oops” in a game of Jenga, we have a seat saved just for you. This evening is your chance to meet neighbors, friends, and friendly future rivals!

You are encouraged to bring your favorite game for the night.

If you have questions, email [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

### Be Charming with the Book Club on February 26

Join the Book Club Thurs., Feb. 26, at 6:30 p.m. to discuss *Natural Born Charmer* by Susan Elizabeth Phillips. “Combine a bunch of misfits carrying emotional baggage with lots of humor, and you have another Phillips masterpiece,” declared Jill M. Smith, *Romantic Times* BOOKclub.

Our March title is *The Wager: A Tale of Shipwreck, Mutiny, and Murder*, meeting on March 26. According to *The Wall Street Journal*, “*The Wager* has it all: shipwreck, survival, and a thrilling courtroom climax.... the most gripping true-life sea yarn in years.”

Visit our “Fairlington Area Book Readers Group” [Facebook page](https://www.facebook.com/fairlingtonbookclub). If you have questions, email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Play Your Heart Out at the Canasta Club in February

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.

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

## AUDIT

*continued from page 3*

recommend that Operating Reserves total at least 15% and preferably 20% of our total annual budget. Given this recommendation, the current level of our Operating Reserves, which is more than 15% of the Association's total FY26 budget, appears to be sufficient. The reserves should cover any unbudgeted insurance expenses, snow removal or storm cleanup costs (for example, a \$100,000 or more “snowmageddon” or wind event like those we have experienced in the past) or other unanticipated operating expenses.

As the two charts on page 3 indicate, the level of the Association's Operating Reserves has also improved significantly during the past 11 fiscal years (FY 16-26). At the beginning of FY16 our audited Operating Reserves totaled \$418,235 — 5.5% of that year's total annual budget of \$7,541,025. Since that date they have gradually increased to the current level of 16.7% of the FY26 budget.

## REPAIR AND REPLACEMENT RESERVES

As discussed in detail in the December 2025 newsletter, the Association's Repair and Replacement Reserve account funds long-term repair and replacement of major physical assets such as balconies, roofs, building masonry, trash concealment sites, swimming pools, backyard fences, parking lots, and gutters. Funding for this account is determined by the recommendations contained in the 5-year reserve studies required by the Virginia Condominium Act. Our current 5-year Reserve Study Update, approved by the Board at its June 5, 2024, meeting, recommends continuing previous years' 1% annual increases in reserve contributions in FY25 and subsequent fiscal years to ensure our reserves are

*continued on page 6*



## Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



### Refresh Your Holiday Décor

As Jan. 15 has passed, any year-end holiday decorations displayed in accordance with the seasonal exception for a variance are no longer permitted. Decoration of the common areas of multiunit buildings or shared porches beyond the year-end season is permitted only with an approved "Request for Decorating

Common Areas Approval **Form**." There are exceptions for your unit door and floor mats provided there are no alterations or penetrations to the door, jamb, or other parts of the building. If you have any questions, refer to the Standard Policy for Decorating Limited-Common and Shared-Common Areas **online**.

### Review Your Insurance Coverage

The coming tax season is a great time to review the Association's master insurance policies to determine if you need to change the endorsements to your own HO-6 or HO-3 supplemental policies. 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 and 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 policy is subject to a \$50,000 deductible for claims involving all perils. The unit owner may be responsible for that deductible under the Association's policy resolution on Insurance Claims-Deductible Responsibility.

Unit owners and those renting should have your own personal insurance policy to cover the following items that are not covered by the Association:

- Your personal belongings: Includes items such as furniture, clothing, computers and electronics, jewelry, etc.
- Building alterations and improvements: If you install new carpet, change your hardwood flooring, enhance your kitchen, or renovate your bathroom — any upgrade from the original construction as conveyed by the developer is your responsibility to insure.
- Loss Assessment: Historically, this coverage protected your responsibility to the condominium in the event of certain additional assessments by it including operating loss (to cover

## 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, call again.

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

### Fairlington Villages Community Center

3005 South Abingdon Street

revenue shortfall in annual operations) and deductible loss (to reimburse the Association for deductible expense that was the unit owners' responsibility) assessments. Newer policies may separate deductible loss assessment coverage from other assessments. You should ask for this endorsement specifically by name and confirm whether it is included under your "loss assessment" coverage or elsewhere.

- Personal Liability: Protects you if a person is injured on your property.
- Loss of Use: Covers expenses to relocate to a hotel if your unit needs repairs for damage that makes it uninhabitable.
- Consult with your insurance professional for advice as to the types and limits of any additional coverage that are best for you.



The News is published by  
Fairlington Villages,  
A Condominium

### BOARD OF DIRECTORS

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Secretary, At Large Director  
Andrea Dies  
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Treasurer, Ward III Director  
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Anthony Radich  
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Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Joseph Torres  
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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:  
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comm@fairlingtonvillages.com  
Grounds: Angela McNamara and  
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Pools: Rosabeth Cuppy  
pools@fairlingtonvillages.com  
Special Committee on By-Law  
Amendments: Joe Torres  
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  
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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, February 4, 2026

The Board of Directors will meet on Wed., Feb. 4, 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 – Jan. 7, 2026
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – March 4, 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.

### AUDIT

*continued from page 4*

fully capitalized and there is "sufficient funding" to meet projected major capital repairs in the late 2020s while building up reserves to address the next cycle of major repairs that will occur in the years after 2038.

The audit report shows that the Association satisfied our reserve studies' recommendations during FY25. During FY25 audited reserve spending totaled \$3,701,843 as programmed projects that were deferred or scaled back during the pandemic were completed, including expenditures on building masonry repair, renovation of Pool House 4, parking lot renovation, and slate roof and backyard fence replacement. FY25 reserve fund contributions totaled \$3,316,856, including \$3,203,998 from condo fees, and \$112,858 in interest derived from investment of our reserve funds in certificates of deposit and U.S. Treasuries.

These expenditures and contributions combined to decrease the Repair and Replacement Reserve balance from \$7,163,661 at the end of FY24, to \$6,778,674 at the end of FY25. This FY25 year-end balance continues to track the funding level our 2024 reserve study recommends to properly fund our reserve account, complete the projects needed to maintain our historic property, and keep Fairlington Villages competitive in the Northern Virginia real estate market.

### OBTAINING AN AUDIT COPY

A copy of the FY25 audit has been posted on Fairlington Villages' [TownSq](http://TownSq). Homeowners may also obtain a copy of the audit report by contacting the Management Office via telephone at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com).

— Harold Reem, Treasurer

## Board Meeting Highlights

The Board of Directors held a Regular meeting on Jan. 7, 2026. The following are highlights.

**A. Variance Request – 2935 S. Columbus St. – Remove a Load-Bearing Wall and Non-load-bearing Wall in the Kitchen and Attic Conversion:** Ms. Dies moved the Board approve a variance request to remove a load-bearing wall and a non-load-bearing wall in the kitchen and attic conversion in accordance with the specifications outlined in the variance request. Passed 5-0.

**B. Variance Request – 2812 S. Columbus St. – Remove a Load-Bearing Wall and a Non-load-bearing Wall in the Kitchen:** Ms. Dies 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 5-0.

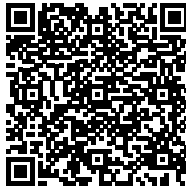
**C. Variance Request – 4644 S. 31st Rd. - A-2 – Install an Egress Window:** Ms. Dies moved the Board approve a variance request to install an egress window in accordance with the specifications outlined in the variance request. Passed 5-0.

**D. FY25 Audit Acceptance:** Mr. Reem moved the Board accept Johnson, Bremer & Ignacio, CPA's P.C.'s DRAFT audit of the Association's FY25 fiscal operations ending Sept. 30, 2025, and request that it be issued in FINAL form for publication and distribution. Passed 5-0.

**E. FY26 Audit and Tax Return Preparation Services:** Mr. Reem moved the Board authorize Management to contract with Johnson, Bremer, & Ignacio, CPA's, P.C. to prepare annual audits of the Association's financial statements and federal and state income tax returns, as set forth in its engagement letter, for FY26 at a total cost of \$21,000 (Tax Return \$1,000; Annual Audit \$20,000). Passed 5-0.

**F. FY26 Annual Meeting Election Inspector:** Mr. Torres moved the Board agree to payment of a retainer in the amount of \$1,000 to Dave Clark, Esq., of Clark Legal Solutions, to establish an account against which Mr. Clark will bill the Association on an hourly basis for performance of the role and responsibilities as Fairlington Villages 2026 election inspector. Passed 5-0.

**G. Cleaning Contract Renewal:** Mr. Reem moved that the Board authorize Management to contract with Corporate Cleaning Solutions at a cost of the following: February 2026 to January 2027 at \$13,484.45 per month; February 2027 to January 2028 at \$14,024.69 per month; and February 2028 to January 2029 at \$14,636.30 per month. Passed 5-0.



### You Are Part of Our Maintenance Team

The trash bins are for bagged household trash only. All construction trash should be hauled away by your contractor, do not place it at the curb. Scan the QR code to review the **Trash Policy** online.

## ELECTION

*continued from page 1*

Both Forums will be a “meet and greet” format with candidates available at tables for one-on-one or small group discussions. Your attendance will not involve a large time commitment. You may drop by at your convenience during the Forum to chat with one or more candidates and ask them specific questions on topics of importance to you.

### CANDIDATE STATEMENTS

Optional candidate statements submitted by confirmed candidates will be published in our next newsletter.

### ELECTION RULES

The Election Rules as adopted by the Board of Directors on Dec. 6, 2023, are available [online](#). If you would like a hard copy, contact the Management Office.

Notice: Candidates for Board seats are permitted to leave campaign flyers in front of multiunit buildings the weekends of Feb. 14 to Feb. 15, and March 7 to March 8.

If you see flyers by your building door, kindly bring them inside to avoid fly-aways.

### ELECTION MARCH 25

The election is held at the Annual Meeting on Wed., March 25, at 7 p.m. in the Community Center.

At the end of February, all homeowners of record will receive detailed information, a ballot for Director positions, and a proxy form. Owners will be able to vote their proxies online. In the March issue of our newsletter, we will provide details on the qualified candidates and review the procedures for voting.

### MORE INFORMATION

If you have any questions, telephone the Management Office at 703-379-1440 or email [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com). 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., except for the holiday on Mon., Feb. 16.

**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>1 February</b>	<b>2</b>	<b>3</b>	<b>4</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>5</b>	<b>6</b> Optional Board Candidate Statement Due by 5 p.m.	<b>7</b>
<b>8</b> Game Day Party Doors open 6 p.m. Community Center	<b>9</b> Grounds Committee 7 p.m. Hybrid	<b>10</b>	<b>11</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>12</b>	<b>13</b>	<b>14</b>
<b>15</b>	<b>16</b> Presidents' Day <b>OFFICE CLOSED</b> TRASH PICKUP	<b>17</b>	<b>18</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>19</b> Architectural Control Committee 7 p.m. Community Center	<b>20</b>	<b>21</b> Candidates' Forum 10 a.m. – 12 p.m. Community Center
<b>22</b> Game Night 6 – 8 p.m. Community Center	<b>23</b>	<b>24</b>	<b>25</b> Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>26</b> Book Club 6:30 p.m. Community Center	<b>27</b>	<b>28</b>
<b>1 March</b>	<b>2</b>	<b>3</b>	<b>4</b> Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	<b>5</b>	<b>6</b>	<b>7</b>
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Meetings subject to change, contact the Management Office to confirm.