



North Fairlington News

Historic Fairlington Villages

MARCH 2026 VOL. 48, No. 3

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

Elect Three Directors at 48th Annual Meeting on March 25

IMPORTANT DATES

Candidates' Forum No. 2

Wednesday, March 11, 7 – 9 p.m.
Community Center

Paper Proxy Ballots Must Be Postmarked by March 16

Paper ballots submitted by mail must be postmarked **no later than March 16, 2026**, and mailed in the envelope provided

All Online Voting Ends at 7 p.m. on Wednesday, March 25

48th Annual Meeting March 25

Voting 6:30 – 7 p.m.
Meeting 7 p.m.
Community Center, 3005 S. Abingdon St.

The election of three members to the Board of Directors will highlight the 48th Annual Meeting of the Fairlington Villages Unit Owners Association on Wed., March 25, at 7 p.m. at the Community Center at 3005 S. Abingdon St.

Electronic voting at the Community Center will be open from 6:30 p.m. to 7 p.m. on March 25.

March into this 12-page newsletter and review voting procedures and candidate statements.

QUALIFIED CANDIDATES

We have four qualified candidates running for three open seats:

- ✓ Ward III: Harold L. Reem
- ✓ Ward V: Juan Carlos Sanchez
- ✓ At Large: Rosalie (Rosabeth) Cuppy
- ✓ At Large: Deborah Sliz.

The Board sets condo policy, oversees Management, and maintains fiduciary responsibility for a \$9 million annual budget. Board members receive no compensation for their services to Fairlington Villages.

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Assessing the Aftermath of the Snowcrete Storm in January



PHOTO BY CAROL BELL

A number of gutters were damaged throughout the property.

Thank you to our residents for your patience during the cleanup and for all those who helped their neighbors dig out cars or cleared snowdrifts blocking front doors, as well as those who kindly offered beverages and snacks to the work crews!

The Snowcrete Storm of 2026 in Review

Snowcrete. This new weather phenomenon — created by several inches of snow covered with sleet and freezing rain over 24 hours, followed by days of sub-freezing temperatures — buried our community and the surrounding DC area under a rock-hard winter blanket that proved extraordinarily challenging to address and remove.

Many long-time residents and Fairlington Villages staff stated they have never seen anything like the snowcrete that we experienced starting on January 25.

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Color Your Spring with Flowers and the Grounds Committee

Attend the Grounds Community Forum on April 18

Have you been thinking about spring planting but do not know where to start, or want to try something different but need guidance to plant for success?

You are invited to the Grounds Community Forum, where Master Gardeners will assist you in designing your space (in-ground or container), choosing plants that will thrive, and answering questions. Join us Sat., April 18, from 9 a.m. to 11 a.m. at the Community Center, 3005 S. Abingdon St.

Volunteer for the Annual Plant Sale on May 2

Our Grounds Committee will once again be hosting a Plant Sale in concert with the Yard Sale on Sat., May 2. There will be a selection of annuals and native perennials for sale, along with information sheets. Knowledgeable gardeners from the Grounds Committee will be available for advice. Look for future notices in the newsletter about plant offerings.

Volunteers are needed for sales and helping buyers select their plants! No knowledge of gardening or plants needed. See [TownSq](#) for a sign-up link with volunteer shifts. Email grounds@fairlingtonvillages.com if you have any questions.



PHOTO BY JIM OSTROFF

We look forward to warmer days and brilliant bursts of color.

Participate in the Flower Power Competition in July

Spring and summer bloom times are loved by Fairlingtonians. If you are fond of vibrant color, participate in the first-ever Fairlington Villages Flower Power Competition sponsored by the Grounds Committee. Look for more details in the April newsletter.

Six Ways to Keep Our Community Beautiful!

Follow these easy tips to help keep our property from being “trashed”...

1. *Recycling pickup* is Wednesday (except Christmas and New Year’s).
2. *Regular household trash pickup* is Monday through Saturday, except Thanksgiving, Christmas, and New Year’s Day. All trash should be in secured trash bags and put out between 6 a.m. and 10 p.m. in the trash containers located in the trash enclosures throughout the community. Do not place loose items in the bins as they can fall out during the trash pickup process and get scattered around the grounds.
3. *Household bulk trash pickup* is Thursday (except three major holidays). Items can go out starting on Wednesday afternoons. Do not put out bulk trash on other days.
4. *Construction debris* cannot be placed at the curb. If you have a contractor working in your unit, they are responsible for hauling away all construction debris.
5. *Sign up* with [TownSq](#) for notices on delays in trash service.
6. *Avoid being fined* for trash violations. Scan the QR code to review the [Trash Policy](#) online.

Did you know?

An abundance of trees defines Fairlington Villages — not just numbers, but varieties. Growing on our 93.3 acres are over 100 species, including the seldom seen Osage orange (*Maclura pomifera*), which is not an orange! Dawn redwoods (*Metasequoia glyptostroboides*) are no match for Giant Sequoias, but stretch to 150-feet tall and have a trunk 7-feet in diameter.

Save the Date ▲ Yard & Plant Sale ▲ May 2

PHOTO BY JIM OSTROFF



Thank You to all of our cleanup crews!

A HUGE thank you to everyone involved in helping to clear our parking lots, sidewalks, and neighborhood streets!



PHOTO AT LEFT BY MANAGEMENT, PHOTO AT RIGHT BY MARK JOHNSON

LEFT: The January snowcrete required a lot of muscle power, shovels, and other hand tools — some of which did not survive! RIGHT: Two weeks after the snowcrete storm hit, our maintenance team continued working to clear streets and driveways.

SNOWCRETE

continued from page 1

Snow shovels did not work and tools broke. It took a village to dig out and the community got through it.

This review summarizes the storm's impact on Fairlington Villages and addresses some key questions raised by residents. We have a handy infographic on page 11 with helpful tips on how to remove snowcrete.

The Big Cleanup

Fairlington Villages has 1,703 units on 93.3 acres, so any significant snowfall takes some effort to clean up. We have a standard snow clearance protocol with defined priorities for safety and accessibility. For example, some buildings can only be accessed by one or more flights of outside stairs, and clearing them is a priority.

As reported in daily updates posted on TownSq and social media, the Fairlington Villages management team tackled snow removal with plows, Bobcats, and crews of workers with shovels and other hand tools.

Tools Broken by the Snowcrete

Our crews struggled to break through the snowcrete, but the snowcrete broke several tools:

- 20 broken shovels,
- 2 broken pickaxes,
- 2 broken gardening hoes,
- 1 permanently disabled truck. The 2002 F-250 Ford pick up truck was damaged beyond repair — the weight and strain of the storm broke the chassis into two pieces.

How long did snow removal take and how does that compare to other storms?

Core snow removal — as defined by clearing parking lots, streets, steps, and sidewalks — took seven days. By comparison, core snow removal after the January 2016 storm that dropped nearly 18 inches of snow in our community took six days to clean up — but that was snow, not ice.

The 2026 job was not completed after a week of core snow removal, however. Using Bobcats, our maintenance team continued for days to clear, as much as possible, snow and ice from blocked cars and parking spaces as well as around crosswalks.

Residents are responsible for digging out their own cars and clearing snow in between parking spaces.

Why not have reserved parking places?

The storm prompted a number of residents to ask why we do not have reserved parking places, which would make it easier to dig out a car and know that the parking space they cleared out would remain for their exclusive use.

The reason we do not have assigned parking is that our condo legal structure designates parking spaces as general common elements — along with the grounds and sidewalks — meaning that all unit owners have the right to use any of the parking spaces because they hold an undivided property interest in them.

To understand *why* the condo legal structure, developed in the 1970s, likely designated parking spaces as general common elements and precluded assigned parking, consider our property layout. Fairlington Villages has 1,703 units and 1,710 parking places. Although the majority of our buildings have parking lots immediately adjacent to them, some do not. In some cases there simply are not enough off-street spaces anywhere close enough to assign spaces to all units in those buildings — the

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ELECTION

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CANDIDATE STATEMENTS

Half-page candidate statements are published in this newsletter on pages 6 and 7.

Statements from the candidates who provided them by the deadline are included in the Annual Meeting materials. Optional candidate websites are linked from the Fairlington Villages homepage www.fairlingtonvillages.com.

YOUR VOTE IS NEEDED TO ESTABLISH QUORUM

The Annual Meeting is held for Unit Owners; it is imperative to establish a quorum for the conduct of business. A quorum is defined

as 25% of the total unit ownership. If a quorum is not established, the election cannot be held.

Vote online or mail your paper proxy in the envelope provided.

LOOK FOR YOUR MARCH HOMEOWNER MAILING

All homeowners will receive their Annual Meeting materials by first-class mail.

If you do not receive the materials by Mon., March 2, contact the Management Office.

The mailing includes candidate information, how to access the online voting site, detailed instructions for how to cast your vote

either online or on paper, how the Management Office can assist you, and more.

VOTING ONLINE IS THE FASTEST WAY TO VOTE!

Voting online is the fastest and preferred way to vote. It takes only a few minutes:

- You must cast your online vote before 7 p.m. on Wed., March 25, when all voting will close.
- Voting online is easy, and more importantly, the safest way to cast your ballot. Take advantage of this convenient way to participate in the Association's

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A Sample Proxy and Ballot Will Be in Your March Mailing

AT-LARGE DIRECTOR – WARDS I, II, III, IV, V & VI

Fairlington Villages,
A Condominium

FAIRLINGTON VILLAGES UNIT OWNERS ASSOCIATION

SAMPLE PROXY & BALLOT SAMPLE PROXY & BALLOT

2026 ANNUAL MEETING AND ELECTION

(1) Identification (Please Print Information Below)

Name(s): Fred and Fran Fairlington

Unit Address: 2345 Fairlington Street

(2) The undersigned hereby directs the Secretary of the FVUOA acting as my proxy at the March 25, 2026 Annual Meeting or any continuation of this meeting, to do one of the following: **Check A or B. (If B, also Vote 1 and 2)**

A. Sign my/our unit as present at the meeting, but do not cast votes for any candidate or on any matter subject to a vote at the meeting. (This means the unit will be counted for quorum only.)

B. Sign my/our unit as present at the meeting and cast my/our votes in the following manner:

1. At-Large Director (Vote for one – for a three-year term):

Rosalie (Rosabeth) Cuppy

Deborah Sliz

Fran Fairlington (Write-In)

2. Regarding votes other than voting for candidates, cast my/our votes in the following manner (check one):

Do not vote.

Cast my/our vote in accordance with the position of the majority of the Board of Directors.

CONTINUED ON BACK SIDE
MUST SIGN PROXY ON BACK SIDE

Be Sure to Identify Yourself and Your Unit.

If you select B, be sure to answer each of its subparts!!

You'll have a third question for the Ward Candidate if you live in Wards III or V!

(Please note that Section 602(b) of the Association's Election Rules states that "...any proxy showing a change in the candidate for whom the proxy is voted must also contain the initials of the Unit Owner(s) at all changes made, or the proxy shall not be considered valid.")

UNIT OWNER(S) – PLEASE SIGN & DATE:

NAME (Print) Fran Fairlington

SIGNATURE [Signature]

DATE February 28, 2026

I CERTIFY THAT THIS PROXY IS CAST ON BEHALF OF A MAJORITY OF THE UNIT OWNERS IN THIS UNIT

Section 55.1-1953(d) of the Virginia Condominium Act requires that a proxy contain the signature(s) of the Unit Owner(s), and the date the proxy was signed. Failure to fulfill these requirements will cause a proxy to be ruled invalid.

This proxy ballot must be returned to the Management Office before the close of business (7:00 p.m.) on Wednesday, March 25, 2026. A proxy ballot may be superseded only by a subsequently dated, fully valid paper proxy.

Be sure an Owner Signs and Dates Here!

And Checks the Box Here!

Please read the instructions carefully, whether you vote online or by paper. An online ballot has all of the same questions as the paper ballot. Be sure to sign and date your paper ballot.

ELECTION

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most important meeting of the year.

- The homeowner mailing contains instructions for voting electronically, including your unique user ID and password for each unit you own.
- The proxies of homeowners who are delinquent in paying condominium assessments are not valid.
- Management is available to assist in navigating the website and to help you cast your on-line vote.

VOTE BY PAPER BY MARCH 16!

If you do not have access to the internet, you can fill out a paper ballot.

- Read the directions for voting and signing your proxy.
- If your proxy ballot is not filled out correctly, it cannot be counted for quorum purposes or the election of Directors.
- Paper ballots submitted by mail must be postmarked no later than Mon., March 16,

and mailed to the balloting company in the envelope provided.

- To avoid possible delay, you may cast your proxy ballot online at the Management Office.

VOTE AT THE ANNUAL MEETING ON MARCH 25

There will be a final opportunity to vote at the Annual Meeting on Wed., March 25, via electronic

voting from 6:30 p.m. to 7 p.m. at the Community Center at 3005 South Abingdon St.

ANY QUESTIONS?

Contact the Management Office to ask for help: call 703-379-1440 between 8:30 a.m. to 5:30 p.m. Monday through Friday and 9 a.m. to 2 p.m. on Saturday, connect via [TownSq](https://www.facebook.com/TownSq), or send an email to office@fairlingtonvillages.com.



Calling All Unit Owners

Your vote matters! Participate in voting with these three easy steps:

- 1 Watch your mail for the Annual Meeting package that you should receive no later than March 2.
- 2 Cast your proxy vote in advance of the Annual Meeting on March 25 — online or via paper ballot.
- 3 Help us achieve the required 25% quorum so we can proceed with the Meeting and elections.

Meet the Board Candidates March 11 from 7 – 9 p.m.

The second Candidates' Forum will be held on Wed., March 11, from 7 p.m. to 9 p.m. at the Community Center, 3005 S. Abingdon St. The Forum will be a "meet and greet" with candidates available at tables for one-on-one or small group discussions. Your attendance is encouraged and will not involve a large time commitment. You may drop by at your convenience during the evening to chat with one or more candidates and ask them specific questions on topics of importance to you!



A Note on the Candidate Statements in This Newsletter

The Election Rules permit each candidate to submit a half-page candidate statement for publication in the newsletter. You can find the statements on pages 6 and 7.

The candidate statements presented are as written by the candidate verbatim and were stylized only for consistency and with the candidates' knowledge.

None of the statements reflect support or endorsement of any candidate.

The candidates were given the option of having a candidate website, which can be found on the Fairlington Villages homepage — scan the QR code or follow the link for online access:

<https://fairlingtonvillages.com/>.

Candidate Statement: Ward III

Harold L. Reem



Experience in Service to
Fairlington Villages

I have been a Fairlington Villages owner and resident for almost four decades (1987-2026) and have served five terms as Ward III Director (2011-2026). I am seeking a sixth term and desire to con-

tinue my service as Treasurer (2013-2026) to further our Strategic Plan's vision of making Fairlington Villages the community of choice for diverse, multigenerational residents.

When I am reelected I will:

- Maintain Sound Finances:
 - Support small annual fee increases to fund operations, maintain reserves, and avoid special assessments.
 - Provide timely financial updates, including budget presentations and newsletter articles.
- Preserve Our Historic Infrastructure:
 - Continue slate roof replacement, masonry repairs, and parking lot and apartment building hallway renovations.
 - Support changes to our buildings, for example egress windows, that preserve all homeowners' interests.
- Enhance Our Environment:
 - Maintain our tree canopy by planting native species.
 - Continue our organic turf fertilization program.
 - Support integration of native plants into our landscape.
- Improve Our Amenities:
 - Continue phased renovation of pool houses and tennis courts, and expand recreational opportunities for all groups.
- Promote Teamwork:
 - Support Board members' work as fiduciaries for the common good.

If you have any questions, please contact me at:

- Email: hnreem@comcast.net
- Phone: 703-845-8659
- Candidate website: www.harryreem.com

Candidate Statement: Ward V

Juan Carlos Sanchez



My name is Juan Carlos Sanchez, and I am asking for your vote to serve as your Ward V Representative. My wife and I have lived in Fairlington Villages since 2009 — first as renters, and now as owners in Ward V. We chose to raise our two children here because Fairlington is more

than just a place to live; it is a vibrant community where it truly "takes a village."

Active in Our Community

I believe in being an active participant in our neighborhood's success. My current involvement includes:

- Fairlington Governance: Serving on the committee to update our 1970s-era Bylaws.
- Abingdon Elementary: Frequent volunteer and translator; I was honored to serve on the 2024 Principal interview panel.
- Youth Sports: Coach and Team Manager for Arlington Babe Ruth Baseball, Alexandria Soccer, and Gunston Wrestling.
- Community Events: Regular volunteer at neighborhood socials, including the annual Easter Egg Hunt.

My Vision for Fairlington Villages

- Representation & Unity: I want to bridge the gap between long-time residents and the rising generation of young families to ensure our Board reflects the entire community.
- Value & Accountability: Our condo fees are an investment. I will advocate for smarter budgeting and higher standards for landscaping, pool maintenance, and management services.
- Modernization & Preservation: We must protect our historic landmark status while embracing the future — exploring green energy and using technology to make Board governance more transparent.

Professional Background

I bring over 20 years of experience as a cybersecurity professional for the DoD. With an M.S. in Applied IT (GMU) and a B.S. in Computer Science (VMI), I know how to navigate complex bureaucracies and deliver results.

I love this community and would be honored to represent Ward 5. I'd love to hear your thoughts and concerns — please reach out. I ask for your vote this March!

Candidate Statements: At Large

Rosalie (Rosabeth) Cuppy



Leadership Focused on Your Needs & Priorities

Fairlington has been my home since 1981; I am grateful to have raised my son in this friendly community.

I want to give more time to our community and will represent the silent majority. The loud voices often drown out

what matters most to many.

Your support will ensure your voice is heard on what matters most to you. If elected, I will serve with transparency and civility and seek compromise when needed. I commit to availability and accountability to you and your interests.

Commit to Taking Action

- Landscaping - balance of diversity and vibrancy
- Traffic management and safety - improve intersection safety for pedestrians and pets
- Ensure all pools remain open and safe

Activity in Fairlington Community

Leadership & Volunteer Service:

- Interior Renovation Committee Co-chair of the \$6.4 million hallway redesign for 173 buildings, from designer selection to materials

Pools Committee Chair

- Obtained first robot cleaner to keep Pool 2 clean and free of debris
- Updated outdated pool rules with management
- Increased informational signage at pools
- Updated the electricity in pool houses
- Grounds Committee Member
- Noise Abatement Working Group (NAWG) Founder and Member
- Balcony Rules Committee Member - revamped rules to safely allow individual expression
- Activities Committee – planning and logistical support for kids and adult parties

Thank you for your continued support and trust.

Deborah Sliz



Hello Fairlington Neighbors,

As a long-time resident, I am running for At Large Director to help ensure Fairlington continues to be a healthy, multi-generation, pet- and children-friendly place to live.

As a member of the Ad Hoc Turf Care Alternatives and

Grounds Committees, I support sustainable landscaping measures, including greater use of resilient perennials and native plants, while recognizing that there is a place for non-native annuals.

I also serve on the committee to update the original 1970's Bylaws.

My husband Alan and I volunteer as Reading Buddies at Abingdon Elementary. I also volunteer as a Spanish translator at the Arlington Free Clinic.

My priorities as a Director will be:

- Restore cooperation and civility to Board discussions with the assistance of a professional parliamentarian.
- Pursue cost-effective, non-chemical landscaping practices. Protect our heritage trees.
- Maintain our reputation for well-kept grounds and buildings through careful budgeting.
- Support unit modifications that modernize our spaces and enhance real estate values.
- Explore bike racks and other bike storage options.
- Improve trash overflow and curbside recycling.

Professional Experience

- Twenty years as a Congressional lobbyist for community owned electric utilities nationwide
- Director of Government Relations, American Public Power Association
- Counsel, U.S. House Interior and Insular Affairs Committee

Education

- Law Degree and Masters in Linguistics, U of Arizona; and B.A. Spanish, Emory University

I ask for your vote this March and would love to hear from you. Please contact me at dsliz@slizyandow.com. UNIT #2593; 2826 S Buchanan St. Arlington VA.

Activities Around the Village

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

Test Your Luck with the Canasta Club in March

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 for details.

Wage a Discussion with the Book Club on March 26

Join the Book Club on Thurs., March 26, at 6:30 p.m. to discuss *The Wager: A Tale of Shipwreck, Mutiny, and Murder*. According to *The Wall Street Journal*, the book is a “tour de force of narrative non-fiction, [David] Grann’s account shows how storytelling, whether to judges or readers, can shape individual and national fortunes — as well as our collective memory.”

Our April title is *Broken Country* by Clare Leslie Hall, to be discussed at the meeting on Thurs., April 23, at 6:30 p.m. The novel is “a powerful, emotional story set in rural England during the late 1960s. Follow Beth Johnson as she navigates a complex web of love, family, loss, and social divides.”

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

Unplug with Family-Friendly Games on March 29

Game Night is scheduled 5 p.m. to 7 p.m. on the last Sunday of each month in 2026; join us March 29.

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

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!

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

Hunting for a Few Good Volunteers for April 4

Save your morning for our family-friendly Egg Hunt on Sat., April 4, from 10 a.m. to 11 a.m.

If you want to be a good egg and volunteer for the event, email the Activities Committee at activities@fairlingtonvillages.com. You do not have to love jelly beans to help!

Share Your Volunteer Spirit on April 10

You have time to ponder which bottle to take to the Wine & Cheese Party on Fri., April 10, at 7 p.m.

If you want to help pour some intrigue, help with setup or cleanup, or other tasks, volunteer for the Party, email the Activities Committee at activities@fairlingtonvillages.com. Expertise in wine or cheese is not required.

Soaring to New Heights: A Game Day Party to Remember!

Neither freezing temperatures nor patches of ice could dampen the spirits of Fairlington Villages during the Game Day Party on Feb. 8. Whether you spent the evening enjoying the halftime show, cheering for a triumphant victory, or are already looking ahead to “next year” for your team, one thing is certain: our community is the true champion!

The energy and sense of community spirit truly soared to new heights. An event of this scale does not just happen by luck — it takes a dedicated roster of “superstars” working behind the scenes. We

want to extend our thanks to our incredible volunteers: Susan Chesley, Mary Cusick, BFS, Gary Sessums, Warene Sheridan, and Susan Tatum. Their seamless teamwork with the Management Staff was the secret play that made this winning Party possible. Thank you for giving your time and energy to make Fairlington Villages such a vibrant place to live!



PHOTOS BY GUY LAND
Fairlingtonians hopped to the Game Day Party to celebrate a patriotic game of football.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Vote for a Director and Attend the Annual Meeting on March 25

The Annual Meeting is the most important activity in the Association's annual calendar. Your vote is needed to achieve a quorum (25% of the total unit ownership) for the conduct of business and the election of new members to the Board of Directors. Voting takes very little

time on your part. Be a participant in the business of the condominium and vote. The Management team is here to help!

We look forward to seeing you on Wed., March 25, at the Community Center. Electronic voting is open 6:30 p.m. to 7 p.m. The meeting starts at 7 p.m.

Address Key Issues Now for the Annual Spring Inspection

Management's annual spring inspection is underway and we will be noting covenants violations such as:

- Items attached to the exterior of your unit, fence, or balcony railing that are prohibited.
- Items hung on the common walls of a multiunit building, or stored items in any common areas.
- Unkempt backyards.

You can address these items now to avoid a violation notice. Refer to *Fairlington Villages Handbook* [online](#) or in print. Thank you in advance for your cooperation.

Rotten Wood Replacement in Ward VI

Middeldorf Property Services is currently working on replacing rotten wood that was found during the painting program at over 56 locations in Ward VI, totaling 13,876 linear feet of damaged wood. This project includes lattice, crown molding, and trim boards at the roof line and in front porches. Rotten wood will be replaced by PVC and pressure treated wood, depending on the location.

This work is expected to be completed in the spring, weather permitting. Painting and replacing rotten wood is an ongoing program that includes one ward per year on a 6-year cycle.

Your Handbook Holds the Answers

The *Fairlington Villages Handbook* (10th Ed. 2024) is available in printed comb-bound copies in the Management Office. Of course, you can always find it online: <https://fairlingtonvillages.com/wp-content/uploads/sites/647/2024/09/Resident-handbook-2024-tenth-edition-1.pdf>.

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, call again.

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

Fairlington Villages Community Center

3005 South Abingdon Street

townsq Your Digital Guide to Fairlington Villages

- Stay informed of news related to weather events.
- Be updated on snow removal.
- Get notices in real time of parking lot closings or other maintenance work in Fairlington Villages.
- Receive reminders regarding committee meetings.
- Pay your condo fees.
- Make a request to the Management Office.
- Visit the "Documents Library" for research.
- Receive special discounts and offers.
- TownSq is free and available for Android and iOS.
- Owners: Use your account number to sign up.
- Renters: Contact the Office to sign up.
- Sign up: <https://app.townsq.io/login>.

The News is published by
Fairlington Villages,
A Condominium

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GET SOCIAL WITH US

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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, March 4, 2026

The Board of Directors will meet on Wed., March 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 or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Feb. 4, 2026
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – April 1, 2026
- 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.

SNOWCRETE

continued from page 3

nearest lot might be a block or more away and not have room to accommodate all units in the area.

Note that the condo associations in South Fairlington — which have assigned parking places — have a different legal structure and a very different physical layout from ours in Fairlington Villages.

What will the cleanup cost the condo association?

The initial costs — primarily for work crews and equipment rentals — were about \$89,000, but there will be more.

There was a lot of damage to gutters and other structural elements taken out by snow and ice sliding off roofs. Much of the damage could not be assessed pending snow melting, so costs are not fully known yet.

Our Fiscal Year 2026 budget included \$35,000 for snow removal expenses. We have an additional

\$118,000 budget line for non-insured losses, which will cover up to \$50,000 in deductible property damage costs before payment by our master property insurance policy. Unbudgeted costs will be covered by Operating Reserves if they cannot be absorbed by surpluses in other areas of our operating budget. Using Reserves is typical and expected in the case of a significant snow event.

On the other hand, in the past few years we have often under-spent or not touched our snow removal budget, making those funds available for other unexpected costs or rolling into Reserves.

Updates about our costs on this storm will be reported when available.

Have You Signed Up for TownSq?

The Management Office sends timely digital notices on weather-related closures via TownSq.

Board Meeting Highlights

The Board of Directors held a Regular meeting on Feb. 4, 2026. The following are highlights.

A. Certification of Candidates for Election to the Board of Directors 48th Annual Meeting: Ms. Dies moved the Board hereby Certifies the following individuals as Candidates qualified for election to the position indicated on the Board of Directors at the 48th Annual Meeting on March 25, 2026:

- Ward III: Harold Reem;
- Ward V: Juan Carlos Sanchez;
- At Large Director: Rosalie (Rosabeth) Cuppy;
- At Large Director: Deborah Sliz.

Passed 9-0.

B. Pitched Roofs Replacement FY26: Mr. Reem moved the Board

authorize Management to contract with Northern Virginia Roofing for the replacement of seven roofs at a cost of \$345,690 and with Katch-Mark for the replacement of one roof at a cost of \$79,000, in accordance with the recommendation and proposals. The total cost of replacing the eight roofs included in the replacement schedule for FY26 is \$424,690. Passed 9-0.

C. Tennis Court Lighting: Ms. Weaver moved the Board authorize Management to contract with PSE for replacement lighting for the Main Courts (Tennis Courts 1-5) at a cost of \$15,448.50. Passed 9-0.

D. Special Board Meeting on Organizational Development/

Communications: Ms. Volpone moved the Board authorize Management to contract with a professional services consultant to discuss Organizational Development and Communications with the Board at a Special Meeting.

It was noted that with two incumbents not running for re-election, the Special Meeting would be of greatest benefit to the Board after the Annual Meeting. Tabled.

E. Management's Report on Snow Removal Operations for Winter Weather Event January 25, 2026: This update was an informational item for the Board.



Fairlington Villages events make community easy

GAME DAY PARTY PHOTOS BY GUY LAND

WHAT IS SNOWCRETE?

SNOWCRETE
A mixture of snow, sleet & ice that has refrozen and solidified into heavy blocks, that may require specialized equipment to remove, rather than regular snow plows.

HOW TO REMOVE

- Use a de-icing agent or a combination of warm water, dishsoap, and rubbing alcohol to loosen the mixture.
- Use ice chisels & metal shovels, as plastic tools are likely to be ineffective and break.

d. DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

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
1 March	2	3	4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	5	6	7
8	9 Grounds Committee 7 p.m. Hybrid	10	11 Candidates’ Forum, 7 – 9 p.m. Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	12	13	14
15	16 Paper Proxy Ballots must be postmarked by March 16	17	18 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	19 Architectural Control Committee 7 p.m. Community Center	20	21
22	23	24	25 Canasta Club Community Center Annual Meeting Vote 6:30 p.m. Meeting 7 p.m.	26 Book Club 6:30 p.m. Community Center	27	28
29 Game Night 6 – 8 p.m. Community Center	30	31	1 April Board Meeting 7 p.m. Hybrid Canasta Club Community Center	2	3	4 Easter Egg Hunt 10 – 11 a.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 Wine & Cheese Party 7 p.m. Community Center	11

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