



North Fairlington News

Historic Fairlington Villages

APRIL 2026 VOL. 48, No. 4

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

Readying the Fairlington Grounds for Spring

THREE APRIL DATES FOR YARD WASTE COLLECTION

Every April and November our waste hauler, Capitol Services, picks up paper yard waste bags curbside and delivers them to Arlington County to be made into compost. The spring collection dates are three Thursdays: April 2, April 16, and April 30.

Any yard waste in plastic bags cannot be recycled and will be hauled away with the regular trash and disposed in a landfill.

Paper yard waste bags are available in the Management Office at no charge. You can pick up the free bags during regular office hours.

TURN ON YOUR OUTDOOR WATER SPIGOTS

As spring grounds improvements and maintenance begins, it becomes necessary to hand-water plants in several locations. Turn on your outside faucet so that we will have access to water as needed.

Your assistance with the watering of plants is also appreciated. We are mostly concerned with locations where there are new plantings.

Care should be taken to limit watering to no more than is necessary for the health of the plants.

We do not advocate watering the grass turf. Grasses in this

geographic area adapt to drought and go dormant to protect themselves. Watering in drought

continued on page 6



Photo by Carol Bell

Prepare for Your Court Dates with These Easy Guidelines

After a long winter's break, it will be terrific to be out on the courts again. The Tennis/Pickleball Committee is planning to begin Tennis Socials and Pickleball Socials in May. You can contact tennis@fairlingtonvillages.com for more details.

Be sure to review the complete listing of the Tennis and Pickleball Rules for 2026. Here are a few other tips when heading to the courts:

- Remember to take your valid Fairlington Villages ID when you use the courts.
- Refer to page 3 for details on how to renew your ID.
- No other activities other

than Pickleball and Basketball as designated, and Tennis, are permitted on the courts; everything else is prohibited.

- Tennis and pickleball play are allowed from 10 a.m. to 8 p.m.
- Please be respectful and courteous toward each other and practice court etiquette.
- Keep the courts clean.
- Book court time with Skedda. Players with a reservation have priority over those without a reservation. Contact the Management Office for more information, email office@fairlingtonvillages.com.

[townsq.com](https://app.townsq.io/login), connect using [TownSq](https://app.townsq.io/login), or call 703-379-1440.

- Safety is our top priority. If there is a medical emergency, call 911.

Thank you for your cooperation and good luck.

Get ready for the
Tennis and Pickleball
2026 season
Renew your ID and review pages 9 and 10 before you hit the courts this spring

Hunting for treasures!

VINTAGE PHOTO ON LEFT BY GUY LAND,
PHOTO AT RIGHT BY ANGELA MCNAMARA
LEFT: Fairlingtonians are excited about our Yard Sale on May 2.
RIGHT: This lovely bed of color is thanks to Woodland phlox, which will be available at the Plant Sale on May 2.



Bargain at Our Favorite Community Yard & Plant Sale on May 2

Shake off the winter chill and join your neighbors for our annual Spring Yard & Plant Sale! Whether you are hunting for hidden treasures, looking to expand your garden, or simply want to enjoy the fresh spring weather, this is the perfect community event to attend. The Sale will be held in the Community Center parking lot at 3005 S. Abingdon St., on Sat., May 2, from 8 a.m. to 12 p.m.

To keep everyone energized, we are pleased to offer complimentary coffee, water, and juice throughout the morning.

YARD SALE VENDOR SIGNUP BY APRIL 23

Do you have items you no longer love and want to sell at the Yard Sale? Become a Yard Sale vendor and sell your own items on May 2.

Yard Sale vendor spaces are available for a \$10 fee. Vendor spaces are allocated on a first come, first served basis. The deadline to reserve a space is Thurs., April 23.

Secure your spot by April 23: email office@fairlingtonvillages.com, connect via [TownSq](#), or call the Management Office at 703-379-1440.

Approved vendors should plan to set up between 7 a.m. and 8 a.m. the morning of the Yard Sale, May 2, and all spaces must be cleared by 1 p.m. on May 2.

BLOOM AT THE PLANT SALE

The Grounds Committee will sell a annual flowers for \$6 per plant and native perennials cost \$10 per plant. Selection is subject to availability. Be prepared with cash or checks only; sorry, but we cannot accept credit cards. Knowledgeable gardeners from the Grounds Committee will be available for advice.

Annuals include begonias, geraniums, sunpatiens, impatiens, lantana, zinnias, and coleus, salvia.

Native perennials include phlox, black-eyed Susan, purple cone-flower, Green and Gold, sundrops, strawberry, butterfly weed, geranium, amsonia, and bleeding heart.

Volunteers are needed for the Grounds Committee Plant Sale on May 2; no knowledge of plants or

gardening needed. See [TownSq](#) for a signup link with volunteer shifts. Email grounds@fairlingtonvillages.com if you need more information.

PARKING LOT CLOSURE MAY 1-2

Be aware that parking in the Community Center parking lot will be restricted on Fri., May 1, and Sat., May 2. We will post temporary "No Parking" signs to ensure there is enough room for everyone to set up smoothly, so keep an eye out for those notices. If your vehicle is parked in the Community Center parking lot after 3 p.m. the day before the event, it will be towed.

We look forward to seeing you at the Yard & Plant Sale on May 2!

Grounds Committee to Host a Spring Forum

Join the Grounds Community Forum on Sat., April 18, from 9 a.m. to 11 a.m. at the Community Center, 3005 S. Abingdon St. Virginia Cooperative Extension Master Gardeners will answer questions about growing herbs, annuals, perennials, and vegetables on your patio and in containers.

See a mosquito bucket of doom to learn how to create your own; free straw will be available.

Email grounds@fairlingtonvillages.com for more details.

Did you know?
Although most often associated with Japan, cherry trees originated in the Himalayan region of Eurasia. Our Yoshino cherry trees are blossoming in the S. 30th Street circle and on the 28th Road hillside.



VINTAGE PHOTO BY GUY LAND

Be prepared for pool season by getting your ID updated today.

Validate Your ID Starting April 8

It is time to start thinking about those refreshing dips and sunny afternoons on the courts. The courts are open this month and the pools will open in May. A valid Fairlington Villages ID is required for access to the tennis and pickleball courts, as well as the swimming pools.

Validation Stickers for the 2026 Season Available Starting on April 8!

Before you don your favorite swimsuit or court apparel this season, make sure you have your ID validated! The Management Office will issue validation stickers starting on Wed., April 8. Stop by to get yours and ensure a smooth start to your summer fun.

New residents may obtain an ID for a \$10 fee by producing proof of ownership or a copy of their lease. Only tenants named in the lease may receive an ID card. Lost cards may be replaced at the Management Office for a fee. Cards are revalidated every spring at no cost.

Guest Passes Available on April 8!
Each household may get up to four guest passes for the season. These can be picked up from the Management Office. Remember that residents must accompany their guests at all times.

Wade in and Volunteer for the Pools Committee: First Season Meeting on April 20

Do you have a passion for poolside perfection? Do you want to make a difference in how our community enjoys the swimming pools? Then we need YOU!

Our Pools Committee is seeking enthusiastic volunteers to advise the Board of Directors on all aspects of our swimming pool operations and maintenance. This vital role directly impacts the experience and safety of our community's favorite summer spot.

As a Pools Committee member, you will contribute to:

- Pool Hours and Rules: Help ensure our pools are accessible and enjoyable for everyone.
- Evaluating Service Contractors: Play a key role in

maintaining the highest standards of pool cleanliness and functionality.

- Lifeguard Performance: Help ensure the safety and well-being of our swimmers.
- If you are interested in shaping the future of our pools and making a positive impact on our community, we encourage you to volunteer!

To express your interest in volunteering or learn more, contact office@fairlingtonvillages.com or connect via [TownSq](#).

Join us in making our pools the best they can be! The first Pools Committee meeting of the season is Mon., April 20, at 7 p.m. at the Community Center, 3005 S. Abingdon St.

By-Laws Update Gains Momentum

Since its first meeting in November, the Special Committee on By-Laws Amendments (SCOPA) has accomplished several key tasks:

- Completed an initial review of the entire By-Laws document.
- Begun to identify key topics for in-depth research and/or discussion.
- Had an overview briefing from our legal counsel, received his suggested updates, and compiled a list of additional questions and clarifications needed.
- Received feedback from our insurance agent on potential updates to the insurance provisions.
- Formed a subcommittee to begin planning for broad unit owner engagement on the By-Laws update.
- Identified technical and editorial changes.

As previously reported on

[TownSq](#) and in the [December 2025 newsletter](#), the Board of Directors appointed SCOPA to review the By-Laws, which have not been updated since they were formulated in 1975. Ultimately, an affirmative two-thirds vote of unit owners will be required to adopt revised By-Laws.

While the timeline is subject to change, it is currently expected that owner outreach will begin later this year, likely in the late summer or early fall, and that the revised By-Laws would go to a vote of the owners sometime in 2027. SCOPA is committed to full transparency during the update process, including by providing extensive informational resources and sharing work production notes (such as document markups) with owners.

Review the By-Laws online: <https://fairlingtonvillages.com/by-laws/>; more information about SCOPA is posted on [TownSq](#).

Activities Around the Village

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



VINTAGE PHOTOS BY GUY LAND

Our younger Fairlingtonians loved finding eggs around the grounds and a visit from the Easter Bunny in 2025.

Display Your Diamonds at the Canasta Club in April

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.

Hop like a Bunny on April 4

Get ready for our favorite spring tradition! Join us on Sat., April 4, 10 a.m. to 11 a.m. for the annual Easter Egg Hunt. It is an hour of non-stop fun for kids of all ages to fill their baskets with colorful eggs. It is a fantastic way to meet your neighbors and help create a cherished memory for our kids.

We are looking for volunteers to help with setup, event flow, and ensuring a smooth, joyful morning



for our neighborhood families. We need your “eggs-tra” help — even the Easter Bunny needs a team to make the magic happen. Email activities@fairlingtonvillages.com to sign up today, call the Management Office at 703-379-1440, or send a message via [TownSq](#). Let’s make this event memorable!

Join the Community Social with Wine & Cheese on April 10

We are thrilled to invite you to our annual Wine & Cheese Party on Fri., April 10, from 7 p.m. to 9 p.m. This evening is the perfect chance to catch up with old friends and meet new neighbors. Bring a wine of your choice to enjoy during the event. We will provide an assortment of cheeses and light snacks.

We are bringing back the popular “Guess the Wine” game! Whether you are a sommelier or a casual fan of a good pour, come ready to have fun. You are welcome to play individually or team up with friends.

Note: this event is intended for adults of legal drinking age and is not intended for children. No one under the legal drinking age will be permitted to attend without a parent present at all times.

We are looking for volunteers to assist with setup, decorating, pouring wine, and cleanup — wine or cheese expertise is not required to help. If you can assist, email activities@fairlingtonvillages.com, call the Management Office at 703-379-1440, or send a message via [TownSq](#).

We hope you will join us at this fruitful affair!

No Passport Needed for the Book Club on April 23

Join the Book Club Thurs., April 23, at 6:30 p.m. to discuss *Broken Country* by Clare Leslie Hall. This novel reveals “lost love, grief, and

a murder trial in rural England. It follows the story of Beth, who falls in love with Gabriel, a farmer’s son, and their son Bobby, who dies in a tragic accident.”

The May 28 discussion will be on *Demon Copperhead* by Barbara Kingsolver. The novel, inspired by the classic *David Copperfield*, “follows the life of a poor boy in Appalachia, who faces poverty, addiction, and violence.”

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

Go Analog with Family-Friendly Games on April 26

Game Night is scheduled 5 p.m. to 7 p.m. on the last Sunday of each month; join us April 26.

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

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. Seize the opportunity to meet neighbors, friends, and friendly future rivals!

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

Get Ready for Summer with Valid ID for the Courts and Pools

Tennis and Pickleball Socials begin in May. Pools open in May. Review instructions on page 3 detailing how to get a valid Fairlington Villages ID and pool passes.

Review pages 9 and 10
Tennis and Pickleball
2026 season



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



ACE Fire Extinguishers Inspected in March

As part of the annual inspection in mid-March, ACE Fire Extinguishers serviced the fire extinguishers located in the hallways of the multiunit buildings and replaced 15 throughout the community found to be defective.

April Showers Bring Heavy Rainfalls and Wet Walls

Wet basement walls at Fairlington are not uncommon. Remember to check basement walls after heavy or prolonged rains. If you see signs of water penetration, contact the Management Office to investigate the problem. Unless the problem is severe, corrective action will have to occur after the rain has ended. You can send us a notice to this effect via **TownSq**, send an email to office@fairlingtonvillages.com, or call us at 703-379-1440.

Sign Up as a Yard Sale Vendor by April 23

If you want to sell your own items at the Yard Sale on May 2, you must be a vendor and reserve your spot by April 23. Yard Sale vendor spaces cost \$10 and are allocated on a first come, first served basis. The deadline to make a space reservation is Thurs., April 23.

Parking Lot Closures in May for Yard & Plant Sale

Note that the Community Center parking lot will be restricted the evening prior to the Spring Yard & Plant Sale, in addition to the day of the Sale. Kindly observe the temporary "No Parking" signs posted for Fri., May 1, and Sat., May 2, or your vehicle will be towed. See page 2 for complete details on the Spring Yard & Plant Sale.

Get a Temporary Parking Permit for Arlington County or the City of Alexandria When Moving

Residents are strongly encouraged to notify Arlington County or the City of Alexandria when moving out of or into Fairlington Villages. Both jurisdictions will provide moving residents with temporary no-parking signs that will allow street space for their movers. Unit owners are encouraged to supervise their movers carefully to prevent damage to Association property. Visit the web page on moving in or out of Arlington County: <https://www.arlingtonva.us/Government/Programs/Taxes/Moving>.

For City of Alexandria parking permits, visit: <https://www.alexandriava.gov/permits/how-to-obtain-temporary-reserved-parking> or new resident

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

information, see: <https://www.alexandriava.gov/Live#NewResidentInformation>.

Spring for an Updated Intercom

If you want to update the intercom device in your apartment-style unit with a more modern and reliable replacement, models are available through the Management Office for \$75. If you are interested, contact the Management Office and the maintenance staff will be happy to work with you to install one.

TownSq Offers You Several Functions

Use **TownSq** to send us a work order or other notice, pay fees, and get updates in real time.

Sign up at <https://app.townsq.io/login>. If you have questions, email office@fairlingtonvillages.com or telephone 703-379-1440. Connect to **TownSq** by scanning this QR code.



The News is published by
Fairlington Villages,
A Condominium

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(Pickleball), and Soleil You (Joint)
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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, April 1, 2026

The Board of Directors will meet on Wed., April 1, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may be confirmed with the Management Office the week prior to the meeting: email office@fairlingtonvillages.com or call 703-379-1440.

- I. Residents' Comments (5 minute limit/household)
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – March 4, 2026
- V. Old Business
- VI. New Business
- VII. Reports
- VIII. Other Business
- IX. Confirmation of Next Board Meeting – May 6, 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.



Photo by Jim Ostroff

GROUNDS READY

continued from page 1
conditions fools the grasses into thinking more water is available and can damage root systems.

BE A PLANT PARENT WITH FREE RED YARD REFLECTORS

Red yard reflectors are available at the Management Office to mark where you will be a plant parent this season. Residents can place the free reflectors in the foundation beds to alert the landscape maintenance crews that our residents are tending to their own landscaping and the crew need not touch the plants or beds.

Mulching is done consistently in all areas, even the beds with red reflectors.

You can pick up the yard reflectors during regular office hours. If you have questions, call the Management Office at 703-379-1440, connect via TownSq, or email office@fairlingtonvillages.com.

BUY YOUR PLANTS ON MAY 2

Mark your calendar for our Yard & Plant Sale on Sat., May 2. See the list of native perennial and annual plants anticipated to be available for sale on page 2.

Board Meeting Highlights

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

A. Variance Request – 3061 S. Woodrow St. – Install an Egress Window: Mr. Radich moved the Board approve a variance to install an egress window in accordance with the specifications outlined in the variance request. Passed 7-0.

B. Exterior Painting Ward III (FY26): Mr. Reem moved the Board authorize Management to contract with Middeldorf Property Services for exterior painting in Ward III at a cost of \$86,630. Passed 7-0.

Refresh Your Wardrobe at the Free Clothing Swap on April 25!

It is time to clear out your closets and find some new-to-you fashion! You are invited to the 12th Semi-Annual Fairlington Free Clothing Swap on Sat., April 25, from 12 p.m. to 3 p.m. at the Abingdon Elementary School parking lot, 3035 S. Abingdon St. Whether you are donating or simply looking to refresh your style, everyone is welcome — you do not need to donate to participate. Bring your own shopping bags to tote your articles home.

Drop off your clean, high-quality spring and summer items

(clothing, shoes, jewelry, handbags, backpacks, and accessories for all ages/sizes) from 8 a.m. to 12 p.m. Donate spring/summer items only — no winter coats, sweaters, flannels, snow gear, etc.

The event sponsor is looking for help with sorting, setup, and assisting shoppers from 8 a.m. to 4 p.m. Volunteers can “shop” while they work! Interested in helping? Reach out to Alexis at freeclothingswap@gmail.com.

Any remaining items will be donated to local charities.

The Differences of a Homeowners' Association and a Condominium

The major difference between homeowners' associations (HOAs) and condominium associations revolves around the type of real property development, or regime, created at the time of development to administer the association's affairs.

An HOA administers a development of single-family homes that

sit upon lots. These types of developments with stand-alone homes are typically found in suburban neighborhoods.

A condominium association administers a common structure(s) comprised of multiple elements. Typically, a condominium regime is created to administer mid- to high-rise multi-story structures, or

to garden and townhome developments. Fairlington Villages was unique at the time of its conversion — it was one of the first condo associations formed under Virginia's Condominium Act and it is atypical in that it did not consist of multi-story buildings with identical units in tiers on each floor, as was contemplated by the Act.

IN A CONDOMINIUM:

- Joint ownership of common elements and limited common elements.
- Sole ownership of Units.
- General common elements for use by all.
- Limited common elements for use by Unit.
- Common expenses determined by Board of Directors.
- Costs assigned by percentage ownership.
- Run by an elected Board of Directors.
- Fees higher than HOA to cover more expenses.
- Dues annually, but allowed to pay monthly.
- Dues cover outside building and grounds maintenance, master insurance, some utilities, operations, and amenities (such as pools).

IN A HOMEOWNERS' ASSOCIATION (HOA):

- Sole ownership of all property.
- Owners own units and HOA owns common area and facilities.
- Owners granted easement to common area.
- Limited common elements reserved for Units.
- HOA binds owners together for maintenance, common facilities, and covenants enforcement.
- Run by Board of Directors, not always elected.
- HOA is solely responsible for common areas.
- Dues much lower than a Condominium.
- Dues annually, but typically paid quarterly
- Dues cover costs only to maintain grounds and facilities (if any).

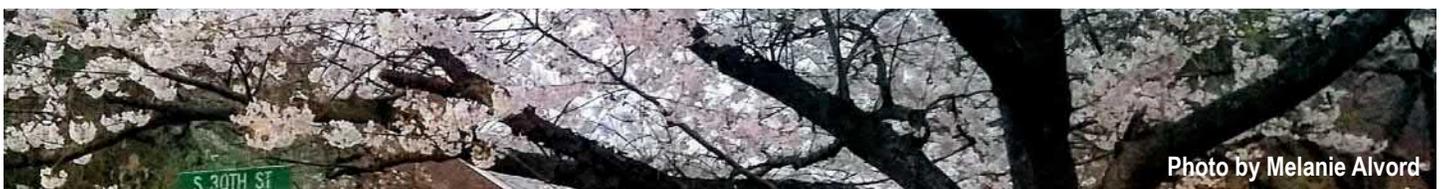


Photo by Melanie Alvord

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 Fairlington Villages, A Condominium
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Bagged Yard Waste pickup curbside three Thursdays April 2, 16, 30			1 April Board Meeting 7 p.m. Hybrid Canasta Club Community Center	2 Yard Waste Collection	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 BYOB Wine & Cheese Party 7 – 9 p.m. Community Center
12	13	14	15 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	16 Yard Waste Collection Architectural Control Cmte, 7 p.m. Community Center	17	18 Grounds Forum 9 – 11 a.m. Community Center
19	20 Pools Committee 7 p.m. Community Center	21	22 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	23 Yard Sale Vendor Deadline Book Club 6:30 p.m. Community Center	24	25 Clothing Swap 12 p.m. – 3 p.m. Abingdon Elementary School Parking Lot
26 Game Night 5 – 7 p.m. Community Center	27	28	29 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	30 Yard Waste Collection	1 May Community Center Parking Lot Closure	2 Spring Yard & Plant Sale 9 a.m. – 12 p.m. Community Center Parking Lot
3	4 Grounds Committee 7 p.m. Hybrid	5	6 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	7	8	9

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



Fairlington Villages,
A Condominium Association

COURT LOCATIONS AND FEATURES

Courts	Behind These Addresses	Ward	Features
1, 2, 3, 4, 5 Main Courts	3005 S. Abingdon St.	I	Lights, bathroom, courtside patio, Courts 1, 2, and 3 striped for pickleball
6	3061 S. Abingdon St.	I	
9	3031 S. Columbus St.	II	
10	2998 S. Columbus St.	VI	
11, 12	4885 S. 28th St.	IV	Practice tennis backboard, basketball goal, Court 11 and Court 12 striped for pickleball
13	2838 S. Buchanan St.	IV	Adjustable basketball goal
14	2854 S. Abingdon St.	III	Pickleball lines (over tennis net)

TENNIS COURT RULES 2026

No other activities other than Pickleball and Basketball as designated, and Tennis, are permitted on the courts; everything else is prohibited.

- At least one player on a Court must be a resident of Fairlington Villages and display a valid Fairlington Villages ID card.
- Court reservations made in advance on Skedda take priority.

PROCEDURES FOR PLAY

1. Time of play begins upon the first player's entry onto the Court, whether all players in the group have arrived. Time limits:
 - One hour for singles (less than 4 players).
 - Ninety minutes for doubles (4 players). If a Court is put in use with fewer than 4 players, the time limit for that Court is one hour even if play evolves to doubles.
2. Players must leave the Court immediately when the time has expired if other people are waiting to play. It is the joint responsibility of the active and waiting players to ensure compliance with time limits.
3. Players are not required to stop playing at the end of their time limit if no one is waiting or another Court is free. However, time restrictions continue to apply. If Courts fill and people are waiting to play, players whose time has expired must yield their Court, starting with the players that have been over their time limit the longest.

TENNIS COURT RULES 2026 continued

ORDER OF PLAY

- Use of the Courts is first come, first served.
- Priority is given to reservations made on Skedda.

RESTRICTIONS

- On the Community Center Courts, proper tennis attire is required at all times: no bathing suits or jeans are permitted; everyone must wear a shirt.
- On all Courts, players are required to wear rubber-soled shoes.
- Guests may play with a resident who has a valid ID card or with a valid Guest Pass.
- Two or more players take precedence over an individual when all Courts are in use.
- Dog-walking, bicycling, roller skating, skateboarding, or similar activities are not allowed on the Courts.
- At the Community Center Courts no more than six balls may be in use on each Court. There is no restriction on the number of balls on the satellite Courts.

COURT RESERVATION TOOL: SKEDDA

Use our online booking tool with Skedda to reserve Court time. Please email the Management Office at office@fairlingtonvillages.com with your name, address, email, and phone number. Upon verification, you will get an email from skedda.com inviting you to register.

PICKLEBALL RULES 2026

We have lines for pickleball at Courts 1, 3 (with lights), 11, 12, and 14 (over tennis nets).

- Pickleball play is limited to the hours from 10 a.m. to 8 p.m.
- A valid Fairlington Villages ID card is required for play on Court 1 and Court 3. Reservations on Skedda are recommended.
- On the Community Center Courts, proper attire is required at all times: no bathing suits or jeans are permitted; everyone must wear a shirt.
- On all Courts, players are required to wear rubber-soled shoes.

SOCIALS AND DRILLS

The Tennis/Pickleball Committee hosts Socials and Drills throughout the season.

NEED MORE DETAILS?

Contact the Management Office for a valid valid Fairlington Villages ID card and Guest Passes, email office@fairlingtonvillages.com or visit 3001 S. Abingdon St.

If you would like more information:

- Read the monthly newsletter for residents: *North Fairlington News*: <https://fairlingtonvillages.com/newsletters/>
- Visit the TownSq app: <https://app.townsq.io/login>
- Email tennis@fairlingtonvillages.com.

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