



North Fairlington News

Historic Fairlington Villages

MAY 2026

VOL. 48, No. 5

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



Harold Reem, Ward III



Juan Carlos Sanchez, Ward V



Deborah Sliz, At Large

Welcome Our Newly Elected Board Members

Three unit owners were elected to 3-year terms on the Board of Directors at the 48th Annual Meeting of the Unit Owners' Association on March 25. Association President Melanie Alvord shared the results as follows:

- ✓ Harold Reem, Ward III
- ✓ Juan Carlos Sanchez, Ward V
- ✓ Deborah Sliz, At Large.

Use [TownSq](#) to contact any member of the Board.

HAROLD REEM, WARD III

Harry has been a Fairlington owner since 1987. He lives in the Clarendon II unit he purchased that year together with his wife, Norma, and their cat, Aurora.

He is in his sixth term as Director and has been Treasurer since 2013. His top priority is maintaining sound Association finances, especially sufficient reserves. He has also served as Chair of our Strategic Plan Task Force and

worked on the Fairlington historic designation project.

Harry is a retired Air Force Lieutenant Colonel. He was subsequently employed as Vice President for Operations at an investment management company, and has also done historic preservation consulting work.

He is a graduate of Drake University and George Washington University.

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Review the Pool Season 2026 Highlights on pages 9 to 12

Yard & Plant Sale on May 2

Pool 2 Opens on May 16

All Pools Open on May 23

Memorial Day, May 25
Management Office closed
Trash will be picked up

FY27 Budget Process Begins This Month

REVIEW WHAT YOUR CONDOMINIUM FEE COVERS

Fairlington Villages' Fiscal Year 2027 (FY27) budget process begins this month. As we develop next year's budget during the coming weeks you may want to stop and think about all that is covered by your condominium fees.

Fairlington Villages consists of 1,703 condominium units of

various types. Depending upon the unit type, current Fiscal Year 2026 (FY26) condo fees for each of these units range from \$284 to \$684 per month or \$3,408 to \$8,208 per year.

Each unit owner's annual fee is in proportion to his/her undivided interest in Fairlington Villages' (the

continued on page 3

Our Pool Season 2026 Begins This Month

We love pool season! Pool 2 opens on Sat., May 16. Pools 1, 3, 4, 5, and 6 open on Sat., May 23. The Pools Committee meets Wed., May 20, at 7 p.m., at the Community Center.

Secure a valid Fairlington Villages ID card and review the complete "Swimming Pool Rules & Safety Regulations 2026" and "Pool Usage Acknowledgment Form" at <https://fairlingtonvillages.com/pools/> or [TownSq](#) before donning your swimwear. See the 2026 Highlights on pages 9 to 12 for an overview of the season.

Pool schedules are posted at each pool. Listen to the lifeguards, practice safety, and have fun.

Pool 1: A Kid-Friendly Oasis at 3055 S. Woodrow St. Little swimmers will love Pool 1! With a dedicated toddler pool and a welcoming atmosphere, this pool is terrific for families with small children looking for a fun and safe place to play.

Pool 2: The All-in-One Family Pool at 3025 S. Buchanan St. Got a mix of ages in your family? Pool 2 has it all — a toddler pool, space for kids to play, and a single lap lane always available. Plus, it is heated, so you can stay warm even when the breeze picks up!

Pool 3: The Chill Zone at 4709B S. 29th St. Pool 3 has a designated lap lane. The pool is not heated, so it has that refreshing bite for those who like cooler temperatures. Pool 3 is the ideal place to splash about and have a blast with friends at this all-around family pool.

Pool 4: A Hidden Gem for Families at 2848B S. Buchanan St. Looking for a quieter family-friendly pool? If Pools 1 and 2 are busy, Pool 4 is a great alternative. Keep an eye out for the friendly turtle that calls Pool 4 home! Pool 4 has a battery operated lift.

Pool 5: The Lap Swimmer's Dream at 2985 S. Columbus St. Love the rhythm of a perfect

stroke? Pool 5 is designed for serious swimmers, with three lap lanes available all day. After your workout, relax poolside and soak up the sun.

Pool 6: The Serenity Pool at 2920 S. Dinwiddie St. Pool 6 has a baby / toddler pool. Seeking peace and quiet? Pool 6 offers a calm and tranquil escape. Swim at your own pace, take a nap by the water, or simply enjoy the stillness.



Dip Into Yoga at the Pool

Are you interested in poolside or water yoga classes? We need seven people to start a class. Weekly classes begin June 3 for four weeks for \$60. If interested, email your preference to office@fairlingtonvillage.com.

Four Steps to Reduce Mosquitoes

It is time for those pesky mosquitoes to keep us from enjoying our walks and time on our patios.

The easiest way to reduce mosquitoes is to eliminate their opportunities to breed; female mosquitoes lay eggs only in water. Follow these simple steps:

- Remove standing water outdoors from flowerpot saucers, toys, and tarps covering furniture, etc.
- Change the water in bird-baths every three days.
- Remove ivy from patio areas because it can retain water on its leaves and provide moist, dark areas where adult mosquitoes reside.
- Build your own trap for female mosquitoes before they lay their eggs. The Grounds Committee shows you how

In Appreciation

In April, Philip Brown and Andrea Dies stepped down as Members of the Fairlington Villages Board of Directors. Philip served on the Board for many years, during which time he was the liaison to various committees and was an active participant in Board discussions.

Andi served many terms on the Board and was an especially valuable liaison on the Architectural Control Committee. She also served on other committees and as Board Secretary.

On behalf of our Fairlington Villages community, President Torres and the Board wish to extend sincere thanks to Philip and Andi for their years of committed service and dedication.

online: <https://fairlingtonvillages.com/grounds/>.

See a mosquito trap demonstration and pick up free straw for your own trap at the Master Gardeners' managed Small Space Garden in conjunction with the Fairlington Farmers Market held at the Fairlington Community Center at 3308 S. Stafford St. every Sunday from 9 a.m. to 11 a.m. May 3 through Oct. 25, weather permitting.

— Angela McNamara,
Master Gardener and Grounds
Committee Co-chair

DID YOU KNOW? A Flower Power Competition opens in May to beautify Fairlington Villages! Join the inaugural contest of colorful potted flowers at your front unit entrance. Details and online registration via [TownSq](#).

BUDGET

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Association’s) common elements. The Fairlington Villages condominium declaration, one of the legal documents establishing the Association, identifies each unit’s percentage of common element ownership, with the percentages determined by the original unit purchase price divided by the total condominium value at the time of conveyance in 1977. A unit’s annual condominium fee

is the total annual condominium fee assessment multiplied by the unit’s proportional interest. For example, the current FY26 fee for a Clarendon II townhouse unit, the Association’s most common unit model, is 0.0620376% (its percentage of ownership) of \$9,195,448 (the total FY26 condominium fee assessment) or \$5,700 (\$475 per month since fees are rounded to the nearest dollar).

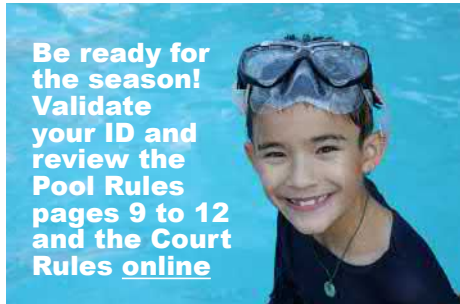
As discussed in the following table, condominium fees cover key services and maintenance of Fairlington Villages’ 291 buildings, 59 parking lots, and 93.3 acres of grounds. This large size allows the Association to achieve some economies of scale in its operations, particularly in contracting of services.

— Harold Reem, Treasurer

Items Covered by Your Condo Fee	Comments
Water and sewer service	Water and sewer rates are established by Arlington County and the City of Alexandria. Budgeted FY26 expenditures on water and sewer service, total \$1,020,000 — an average of \$599 for each of the Association’s units.
Trash and recycling service, including: <ul style="list-style-type: none"> • six-day a week trash pickup • 24/7 trash drop-off location • weekly curbside recycling pickup • weekly bulk trash pickup (for old furniture, for example) 	Budgeted FY26 costs for the trash and recycling services described total \$407,636 — an average of \$239 per unit. In comparison, Arlington County charges \$416 per year for weekly trash, recycling, and bulk household item pickup at single-family and duplex homes. (Source: https://www.arlingtonva.us/Government/Programs/Water-Utilities/Customer-Service/Rates)
Master insurance policy (structure)	The Association maintains a master insurance policy covering Fairlington Villages’ buildings. The annual cost of this policy, which includes flood insurance coverage, is currently \$713,623 — an average of \$419 per unit. Instead of a full homeowner’s insurance policy, condo owners and renters need a less-expensive personal condo policy that covers building additions or alterations, personal property, personal liability, loss assessment, and loss of use. See the “Manager’s Corner” on page 5 of the February 2026 North Fairlington News for reminders about why you need a condo policy and details on what it should cover.
Exterior maintenance (for example, roof and porch maintenance, painting of wood trim and doors, and landscaping, mowing, and snow removal)	Many residents choose condo living at least in part to have all these chores taken care of. In FY26, for example, the Association’s budgeted grounds maintenance costs (labor and supplies, tree maintenance, planting, and erosion control) total \$777,388 — an average of \$456 per unit.
Professional management	Owners do not need to hire and manage contractors for outside maintenance tasks such as those listed above. Management researches service contractors and recommends them to the Board of Directors based upon cost and anticipated levels of service.
Patrol service	The patrol service monitors our property overnight. The officer can respond to residents’ calls about non-emergency community disturbances and parking violations.
Repair and Replacement Reserves	Repair and Replacement Reserves are used to finance long-term major capital asset needs such as repairing or replacing roofs, building masonry, balconies, trash enclosures, apartment building hallways, sewer lines, swimming pools, tennis courts, and parking lots. Budgeted FY26 reserve contributions total \$3,404,037 — an average of \$1,999 per unit. Roof replacement is a major expense for all homeowners and an excellent example of what Repair and Replacement Reserves cover. The Association is replacing all of our buildings’ flat and slate/composite tile roofs on a phased schedule. In FY26, reserves are currently funding replacement of eight multi-unit slate roofs with new slate roofs (50-year life expectancy) at an average cost of \$53,086 per roof.
Amenities	Condo fees fund the operation and maintenance of a range of amenities, including the Association’s six pools, twelve tennis courts, six pickleball courts, Community Center, Tot Lot, park benches, curbside trash cans, and large areas of open space.

Activities Around the Village

All activities are held at our Fairlington Villages Community Center, 3005 S. Abingdon St. in Arlington, unless noted otherwise. If you need more details on any activity listed here, connect via [TownSq](#) or contact the Management Office via [email](#) or call 703-379-1440.



Use Your Spades at the Canasta Club in May

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.

Discover Treasures at the Yard & Plant Sale on May 2

Barter at our Yard & Plant Sale on Sat., May 2, from 8 a.m. to 12 p.m. at the Community Center parking lot at 3005 S. Abingdon St. Hunt for bargains and plan your garden while seeing your neighbors. We are pleased to offer complimentary coffee, water, and juice throughout the morning.

Be aware that parking in the Community Center parking lot will be restricted on Fri., May 1, and Sat., May 2. Kindly honor the temporary “No Parking” signs to ensure the Sale runs smoothly. Your vehicle will be towed if your vehicle is parked in the Community Center parking lot after 3 p.m. the day before the event.

Tennis and Pickleball Committee Socials Start May 12

When you are playing tennis or pickleball, wear appropriate court attire, including tennis shoes. Review the Fairlington Tennis/Pickleball Rules for 2026 online <https://fairlingtonvillages.com/tennis/>.

Pickleball Socials will be Tuesdays from 5:30 p.m. to 7:30 p.m., at Court 1 and Court 2, beginning on May 12. Come learn or improve your game of the fastest growing sport in America.

Join our [Fairlington Pickleball Facebook group](#) for the latest news and announcements.

The Tennis Committee is pleased to announce its 2026 summer season on the Main Courts 1-5. Tennis Social play and drills are intended to encourage players of all levels — beginner, intermediate, and experienced — to come out and meet other players in Fairlington.

Tennis Socials begin May 13 at 6:30 p.m., with the Kick Off featuring introductions of volunteers and instructors. Tennis Socials will be held the second and fourth Wednesday of each month through Oct. 14, weather permitting. The annual Tennis Social and Potluck to thank our volunteers and instructors will tentatively be held on Fri., Oct. 2.

Tennis Socials start at 6:30 p.m. with warm ups, and drills with instructors/volunteers from 7 p.m. to 8 p.m. on Court 3. Instructors will review fundamentals of play, proper form, and assist players in developing their game. We encourage all players to take advantage of the Wednesday night drills, especially beginners and those who have not picked up a racquet in a while.

The bimonthly dates for our Wednesday Tennis Socials are May 13 and 27; June 10 and 24; July 8 and 22; Aug. 12 and 26; Sept. 9 and 23; and Oct. 14. In the event of rain, play will be cancelled.

For additional information about the Tennis Committee, clinics, equipment, stringing racquets, etc., visit the [Fairlington Tennis facebook page](#).

No Reservations for the Monthly Community Table on May 26

Want to meet new people over lunch? Residents are invited to a new monthly small group event. The purpose is simply talking — no agenda, no presentations — enjoying one hour to share a meal and get to know the people who live nearby. If you are home during the day, consider joining the informal Community Table lunch on the last Tuesday of each month (except November and December) from 12 p.m. to 1 p.m.

Make a lunch date for May 26, June 30, July 28, Aug. 25, Sept. 29, Oct. 27, Nov. 17, and Dec. 15. Bring your own lunch and yourself.

Penny for Your Thoughts at the Book Club on May 28

Join the Book Club Thurs., May 28, at 6:30 p.m. to discuss *Demon Copperhead* by Barbara Kingsolver. This novel “speaks for a new generation of lost boys, and all those born into beautiful, cursed places they can’t imagine leaving behind.”

The Thurs., June 25, book is *Sleeper Code* by Kevin McGuire; the author will be present and there will be an optional wine tasting. This “best-selling novel delivers gripping cyber thriller action through AI warfare.” We look forward to welcoming Mr. McGuire and excited to note this evening will be our first ever with the author in attendance!

Visit our “Fairlington Area Book Readers Group” [Facebook page](#).

Enjoy a Digital Detox with Game Night on May 31

Game Night is scheduled 5 p.m. to 7 p.m. on the last Sunday of each month; join us May 31.

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

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Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Avoid a Tow on May 1 and May 2
Preparations for our Yard & Plant Sale will restrict parking in the Community Center parking lot on Fri., May 1, and Sat., May 2. Kindly honor the temporary "No Parking" signs; your vehicle will be towed if it is parked in the lot after 3 p.m. the day before the event.

Management Office Closed on May 25

The Management Office will be closed on Memorial Day, Mon., May 25; trash will be collected.

Garbage Disposals Are Not Liquid Trash Cans

The loud roar of your garbage disposal's motor means it is working overtime. Garbage disposals are designed to grind small bits of biodegradable food waste to help prevent clogged drains. Proper use and maintenance will extend the life of your appliance and spare costly service calls.

Maintain Your Garbage Disposal with These Tips

The proper care and feeding of your garbage disposal is imperative to prevent backups in your unit — or your neighbor's unit.

Do feed it:

- Small amounts of skinless, boneless, pit-less and non-fibrous foods are safe to grind.

Do not feed it:

- Shells, skins, husks, rinds, and other hard or fibrous materials should not be put in the disposal (e.g., clam shells, oyster shells, corn husks, fruit pits, banana peels, avocado skins and bones).
- Large amounts of starchy foods (e.g., noodles and rice) should not be put in the disposal because they expand in water and can clog drains.

Always:

- Run cold water when operating the disposal. Keep cold water running for at least 30 seconds after you turn off the unit.

Sometimes:

- Grinding bits of citrus peel helps clean and freshen the disposal.
- Grinding a little ice once a month helps scrape away deposits and remove odors.

Never:

- Use hot water when operating the disposal.
- Put non-food materials through the disposal. This includes all types of glass, plastic, and metals (e.g., bottle caps, aluminum foil, and plastic wrap).
- Use harsh chemicals in the disposal or drain.

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

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

Scan the QR code to read the latest notices; send a work order; make a payment; contact the staff, committees, Board; review documents; and more!

Units Share Walls and Sewer Lines

The use of your garbage disposal affects the general condition of our connected sewer lines. Major backups affect multiple units, causing damage to the interior of homes, the loss of personal property, and remediation costs to the unit owners and Association. Be mindful of everything going into the garbage disposal and down the drain. The problem from a stoppage does not always appear in your unit. Be considerate of your neighbors, who may suffer the consequences.

The Association's Master Insurance Policy, which carries a \$50,000 deductible for each insurable loss event, does not cover personal property. Review why you need a personal HO6 insurance policy and what it should cover in the "Manager's Corner" of the [February 2026 North Fairlington News](#).

The News is published by
Fairlington Villages,
A Condominium

BOARD OF DIRECTORS

- President, At Large Director
Joseph Torres
- Vice President, Ward II Director
Donna Volpone
- Secretary, At Large Director
Karen Olson Weaver
- Treasurer, Ward III Director
Harold Reem
- Ward I Director
Anthony Radich
- Ward IV Director
Douglas Faherty
- Ward V Director
Juan Carlos Sanchez
- Ward VI Director
Melanie Alvord
- At Large Director
Deborah Sliz

COMMITTEE CHAIRS

- Activities: Warene Sheridan
activities@fairlingtonvillages.com
- Architectural Control: Barbara
Keyser and Sean Keyser
variance@fairlingtonvillages.com
- Communications: Carol Bell
comm@fairlingtonvillages.com
- Grounds: Angela McNamara and
Jim Ostroff
grounds@fairlingtonvillages.com
- Pools: Rosabeth Cuppy
pools@fairlingtonvillages.com
- Special Committee on By-Law
Amendments: Deborah Sliz and
Donna Volpone
scoba@fairlingtonvillages.com
- Tennis/Pickleball Committee: Julie
Hasler (Tennis), Jeff Vollmer
(Pickleball), and Soleil You (Joint)
tennis@fairlingtonvillages.com

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- Follow @NFairlington



TOWNSQ

TownSq is your digital portal to the latest news, Board, staff, and more: <https://app.townsq.io/login>

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, May 6, 2026

The Board of Directors will meet on Wed., May 6, 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.

Residents' Comments (5-minute limit per household) are allowed just before the Call to Order of each Board 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.

YARD & PLANT SALE ▲ MAY 2 ▲ COMMUNITY CENTER PARKING LOT

ELECTION

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JUAN CARLOS SANCHEZ, WARD V

As a Fairlington Villages resident of over 17 years, Juan Carlos and his wife knew there was no better place to raise their family. He is honored to serve the Fairlington Villages community that his wife, two children, and dog have called home for so long.

With a career spanning over two decades in federal information technology and cybersecurity, Juan Carlos looks forward to bringing his technical background and problem-solving skills to the Board of Directors.

A graduate of the Virginia Military Institute and George Mason University, he holds a B.S. in Computer Science and an M.S. in Applied IT. In his off-hours, you will likely find him coaching the next generation of athletes at the Gunston Wrestling Club.

DEBORAH SLIZ, AT LARGE

Deborah bought her Dominion II model in Fairlington Villages in 1986, because it was convenient to D.C. and had beautiful trees and gardens. She worked as a lobbyist

for electric utilities for over 30 years; she owned a federal affairs firm for a decade.

Deborah joined the Fairlington Villages Ad Hoc Turf Care Alternatives Committee. She then became a member of the Grounds Committee, where the discussion of more sustainable landscaping continues.

Deborah co-chairs the Special Committee on By-Laws Amendment. Proposed changes will be discussed with the community before they are presented to the Board.

Deborah volunteers at the Arlington Free Clinic, and she and her husband Alan Yandow, volunteer at Abingdon Elementary.



PHOTO BY VICTORIA GOMILLION

Our 48th Annual Meeting featured staff and Board presentations in addition to the election.

Board Meeting Highlights

The Board of Directors held a Regular meeting on April 1, 2026. The following are highlights.

Certification of Election/Seating of New Board Members: Association and Annual Meeting Secretary Andi Dies certified that at the 48th Annual Meeting of the Fairlington Villages Unit Owners Association held on Wed., March 25, 2026, at the Community Center, three Members of the Board of Directors were elected for a 3-year term each. She announced that 434 units participated and constituted a quorum as required by the By-Laws. She announced the tally of votes for each candidate, as follows:

- Ward III total 60 votes:
Harry Reem received 60 votes;
- Ward V total 54 votes:
Juan Carlos Sanchez received 54 votes;
- At Large total 384 votes:
Rosabeth Cuppy received 158 votes; Deborah Sliz received 223 votes; one write-in vote each for Guy Land, "M", and "X".

President Alvord moved that the Board of Directors Certify that Harry Reem, Juan Carlos Sanchez and Deborah Silz have been duly elected as Members of the Board of Directors. Passed 5-0.

Organization of Board/Election of Officers: General Manager Greg Roby outlined the general protocol for election of Officers. President Alvord then called for the election of Officers for the 2026/2027 term of the Board of Directors, resulting in the following slate:
Office of President: Joe Torres
Office of Vice President: Donna Volpone
Office of Treasurer: Harry Reem
Office of Secretary: Karen Olson Weaver.

New Business

A. Flower Power Competition: Ms. Alvord moved the Board authorize Management to waive the

common area storage rule under specific guidelines, as amended, during the period of the Flower Power Competition. Passed 7-0.

B. Spring Focal Bed Flowers: Ms. Alvord moved the Board authorize Management to contract with Lancaster Landscapes for spring focal bed annuals at a cost of \$5,913.80. Passed 7-0.

C. Spring Plant Replacement: Mr. Reem moved the Board authorize Management to contract with Lancaster Landscapes for spring plant replacements at a cost of \$29,679.50. Passed 7-0.

D. Spring Mulch: Ms. Alvord moved the Board authorize Management to contract with Lancaster Landscapes for spring mulch at a cost of \$36,258. Passed 7-0.

E. Pool 6 White Coat: Ms. Alvord moved the Board authorize Management to contract with High Sierra Pools for Pool 6 repairs at a total cost of \$27,460. Passed 7-0.

ACTIVITIES

continued from page 4

Swap your smartphone for a winning hand. If you are a board game pro, a card aficionado, or a Jenga wizard, we have an open seat for you. Meet your neighbors, friends, and friendly future rivals!

Kick Off Planning for June 6

Kick your volunteerism into high gear at the Summer Kickoff Party on Sat., June 6, at 6 p.m. at Pool 3. Send a note if you can help.

We Love Some Bunnies

We are still smiling after such a fantastic Easter Egg Hunt on April 4. On behalf of the community and the many, many happy kids, we want to send a huge thank you your way. A warm thank you to our volunteers: Joan Ansheles, Carol Bell, Julia Carr, Mary Cusick,

Joyce Giron, Pat Horvath, Warene Sheridan, Digliane Sousa-Giron, Susan Tatum, and additional volunteers that hopped in to help.

Fairlington Sparkles with a Toast to Community!

The spirit of our community shined through the Wine & Cheese Party as neighbors connected over delicious food, wine, and art on April 10. In addition to the Guess That Wine game, this year we added an Arts Corner, to the delight of many, which focused on painting Cherry Blossoms! Residents enjoyed and shared stories, laughter, and great company.

Thank you to our volunteers Melanie Alvord, Beth Baynes, Carol Bell, Sharon Bisdée, John Blazer, Manja Blazer, Joan Carter, Laura



PHOTO BY GUY LAND

The Easter Bunny visited with some favorite peeps at the Easter Egg Hunt.

Chaath, Jen Froetschel, Julie Hasler, Pat Horvath, Angela McNamara, Gina Morelli, Kerry Molinelli, Warene Sheridan, Susan Tatum, Anita Tsuhako, and staff that helped make the evening sparkle.

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
<p>Be ready for the season! Validate your ID & review the Pool and Court Rules</p>					1 May Community Center Parking Lot Closure	2 Spring Yard & Plant Sale 8 a.m. – 12 p.m. Community Center Parking Lot
3	4	5	6 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	7	8	9
10	11 Grounds Committee 7 p.m. Hybrid	12 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	13 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5	14	15	16 Pool 2 Opens for the Season
17	18	19 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	20 Pools Cmte 7 p.m. Community Center Canasta Club 10:30 a.m. – 1:30 p.m.	21 Architectural Control Cmte, 7 p.m. Community Center	22	23 All Pools Open for the Season
24	25 Memorial Day OFFICE CLOSED TRASH PICKUP	26 Community Table, 12 – 1 p.m. Community Center Pickleball Social 5:30 p.m., Courts 1–2	27 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5	28 Book Club 6:30 p.m. Community Center	29	30
31 Game Night 5 – 7 p.m. Community Center	1 June	2 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	3 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m. – 1:30 p.m. Community Center	4	5	6 Summer Kickoff Party 6 p.m. Pool 3

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



Fairlington Villages, A Condominium Association

POOL SEASON HIGHLIGHTS 2026

Pool Operating Guidelines

- Lifeguards take a mandated safety break 45 minutes past the hour, each hour; pool must be vacated during their break.
- Each pool is closed one day per week, except Pool 2 which operates 7 days per week.
- All pools open on Fridays.

Pool Schedule 2026: at a glance

Pool	First Day	Last Day	Weekday Closed	School Hours Weekdays	School Hours Weekends	Main Season Weekdays	Main Season Weekends
Pool 1	May 23	Sept 7	Monday***	3 pm – 8 pm	12 pm – 9 pm	11 am – 8 pm	11 am – 8 pm
Pool 2*	May 16	Sept 27**	None	3 pm – 8 pm	12 pm – 9 pm	10 am – 8 pm	10 am – 8 pm
Pool 3*	May 23	Sept 7	Wednesday	3 pm – 8 pm	12 pm – 9 pm	11 am – 8 pm	11 am – 8 pm
Pool 4	May 23	Sept 7	Thursday	3 pm – 8 pm	12 pm – 9 pm	11 am – 8 pm	11 am – 8 pm
Pool 5*	May 23	Sept 13	Tuesday	3 pm – 8 pm	12 pm – 9 pm	11 am – 8 pm	11 am – 8 pm
Pool 6	May 23	Sept 7	Monday***	3 pm – 8 pm	12 pm – 9 pm	11 am – 8 pm	11 am – 8 pm

Season Periods:

School Hours: May 16/May 23 to June 18 and Aug. 31 to Sept. 7/Sept. 13

Main Season: June 19 to Aug. 30.

First days: Pool 2 opens on May 16. Pools 1, 3, 4, 5, and 6 open on May 23.

Last days: Pools 1, 3, 4, and 6 close Labor Day, Sept. 7. Pool 5 closes Sept. 13. Pool 2 closes Sept. 27.

*Pools 2, 3, and 5 offer Lap/Quiet Swim the last hour of the day on 2nd and 4th Saturdays.

**Pool 2 will be closed on weekdays from Sept. 15 to Sept. 25. Pool 2 operates weekends only from 12 p.m. to 9 p.m. on Sept. 19–20 and Sept. 26–27.

***Pools open on Federal Holidays even if they fall on normally closed days.

Swimming Pool Rules & Safety Regulations 2026

Each resident (12 and older) is required to submit their valid resident Fairlington Villages ID Card to the pool lifeguard upon entering the pool area and sign in using the paper or digital method, including your unit number. A “guest” is anyone not entitled to a Fairlington Villages ID Card. Fairlington Village ID cards must have the current year sticker to be considered valid. Pool use is at your own risk, subject to the following regulations:

Resident Identification and Pool Access

- Children under 12 years of age may be admitted without an individual ID card when accompanied by a resident adult with a valid Fairlington Villages ID Card. The accompanying adult must register all children upon entry by providing their names and unit number on the paper or digital sign in sheet.

- The number of children under 12 from a single unit who may enter with one adult resident should not exceed four (4), unless they are all from the same household. For larger groups of children, additional adult residents with valid ID cards must be present.
- Once a child reaches 12 years of age, they must obtain their own Fairlington Villages ID Card to access the pool facilities, particularly if they wish to use the pool unaccompanied after passing the swim test.
- The Management Office maintains records of all registered residents, including children, to ensure appropriate pool capacity Management and community-exclusive usage. Falsification of resident status or misuse of ID cards may result in suspension of pool privileges.

Supervision Requirements

- Adults (with valid Fairlington ID) supervising children are responsible for their safety and behavior at all times. Lifeguards have many duties to perform and are not substitutes for direct supervision.
- Any child aged 12 to 17 unaccompanied by an adult must pass a swimming test administered by the lifeguard. The test includes swimming the length or two widths of the pool (measured at the widest width) and treading water for one full minute in the deep end. The child may be required to undergo swimming tests multiple times in one season to always keep safety the top priority.
- If a child has not passed the swim test and cannot stand flat-footed with neck and head above the water, the supervising adult must be in the pool and always within arm's reach of the child.

Guest Policy

- Residents are entitled to four (4) guest passes per household, which may be picked up from the Fairlington Office.
- Guests will not be admitted without the resident, with a valid Fairlington ID.
- A resident with a Fairlington ID must remain in the pool enclosure with their guests at all times.
- Guests may be asked to leave the pool area if left unaccompanied by their resident host.
- Guests are subject to the same rules and regulations that apply to residents. Residents are responsible for the conduct of their guests.

Pool Parties

- A "Pool Party" is defined as any organized gathering at a pool facility with eight (8) or more people in total. This includes all unit owners, residents, pass holders, and their guests collectively.
- Multiple unit owners/residents cannot combine their guest allowances to circumvent the pool party requirements. If eight (8) or more people gather as a group, regardless of how many different unit owners/residents are present, it constitutes a pool party requiring advance reservation.
- Residents must contact the Fairlington Villages Management Office at least fourteen (14) days before planning a Pool Party. The Management Office will identify an appropriate pool based on the size and type of event. All events will be scheduled during closed pool hours, to ensure the safety of all pool users.
- All pool parties require completion of the pool rental form and payment for additional lifeguard(s). All pools are single life guard pools, and this rule is established for safety requirements and to ensure fair pool usage for all residents.
- Pool party applications are available from the Management Office or on the community website. Completed applications must include the number of expected attendees, requested date and time, and other required information.

Lap Swimming and Lane Usage

- When lap lanes are designated with lane markers, these lanes are reserved exclusively for continuous lap swimming.
- Swimmers must swim in a circular pattern, staying to the right of the lane when more than one swimmer is using a lane.
- Playing, standing, hanging on lane markers, or crossing through or swimming in lap lanes is prohibited when the lanes are in use by lap swimmers. Plainly put: if someone is swimming in a lane, stay out of it.
- Swimmers of similar speeds should share lanes when necessary. During busy periods, lane sharing may be required with up to (two) swimmers per lane.
- If all lanes are occupied and additional swimmers are waiting, lap swimmers are limited to 30 minutes. Lifeguards may direct this process as needed.
- Lap lanes may be temporarily removed for scheduled aquatic activities or when pool occupancy is high, at the discretion of the (Area Supervisor) or lifeguard.

Appropriate Pool Attire

- Appropriate swimwear is required while inside the water—no cut-offs, t-shirts, or street clothes.
- Infants and toddlers who are not toilet-trained must wear swim diapers with snug-fitting plastic pants.

Safety and Conduct

- Hanging on or playing on lap lane ropes or deep end barrier lines at any time is prohibited.
- Playing with balls or aquatic toys may be permitted at the lifeguard's discretion.
- Diving, cannonballs, and acrobatics are not permitted.
- Running or rough play of any kind is prohibited for all pool users.
- No bicycles, rollerblades, or roller skating are allowed in the pool area.
- Personal flotation devices and pool noodles are permitted. Rafts of any type are not allowed. The lifeguard must approve any flotation device.
- The area around the lifeguard station shall remain clear of patrons.
- Persons with open wounds, contagious conditions, or serious injuries may be denied entry to the pool enclosure for health and safety reasons.
- Glass is not allowed in the pool area. Beverages in cans, plastic bottles, paper or recyclable cups are allowed.
- **ALCOHOL IS PROHIBITED AT ALL POOLS.**
- Electronic devices are permitted if played through personal earphones.
- No pets are permitted in the pool area.
- **SMOKING IS PROHIBITED AT ALL POOLS.**
- The lifeguard and/or lifeguard supervisor may ask any resident or guest to leave the pool area for infractions of the rules or disorderly conduct.
- Pool hours are posted at each pool. The lifeguard is required to clear the pool 15 minutes prior to the posted time at end of day for closing procedures, the pool deck shall be clear and the gates will be locked promptly at the posted closing time.

Accessibility and Accommodations

- Residents with disabilities may request reasonable accommodations by contacting the Management Office prior to pool use.
- Pool 4 has a battery operated lift.

Emergency Procedures

- In case of emergency, alert the lifeguard immediately and call 911 if needed. Emergency contact information and the pool's address are posted at each lifeguard station.
- First aid equipment is located at the lifeguard station. An AED (Automated External Defibrillator) is exterior mounted on each pool house in a designated location.

Lifeguard Responsibilities and Authority

The following guidelines apply to lifeguards to enhance the safety of patrons:

- While swimmers are in the pool, lifeguards will be properly attired in lifeguard uniform with rescue tube and supplies within reach.
- Lifeguards are required to clear the pool every hour for 15-minute breaks for inspections, maintenance, and log updates. Everyone must completely exit the water during break periods, no exceptions.
- Lifeguards must clear the pool enclosure due to inclement weather involving thunder or lightning. The pool cannot reopen for a minimum of 30 minutes following the last sign of thunder or lightning.
- Lifeguards will position themselves around the pool to maintain complete visual coverage of the pool and bottom at all times.
- Lifeguards may have personal radios at a low volume only.
- Each lifeguard has a whistle to alert swimmers of break times and to enforce pool rules.
- Cell phones, computers/tablets, or other communication devices are NOT permitted at the lifeguard station.
- Lifeguards must remain within the pool enclosure during their shifts, including during breaks.

Pool Locations and Telephone Numbers

Pool 1	3055 S. Woodrow St.	703-998-8401	Pool 4	2848-B S. Buchanan St.	703-998-8516
Pool 2	3025 S. Buchanan St.	703-998-8503	Pool 5	2985 S. Columbus St.	703-998-8520
Pool 3	4709B S. 29th St.	703-998-8511	Pool 6	2920 S. Dinwiddie St.	703-998-8528



Complete the 2026 Pool Usage Acknowledgment Form with the Management Office

Be sure to complete the 2026 Pool Usage Acknowledgment Form with the Management Office outlining Pool Rules, Schedule, and Party Rental Terms before you go to the pool. Scan the QR code to complete the 2026 Pool Usage Acknowledgment Form listed on our website: <https://fairlingtonvillages.com/pools/>. If you have questions, connect via TownSq or telephone the Management Office at 703-379-1440.



Stay Informed with TownSq

Scan the TownSq QR code to get the latest digital updates, such as pool closures due to the weather. If you have questions, use TownSq <https://app.townsq.io/login> or telephone the Management Office at 703-379-1440.