



North Fairlington News

Historic Fairlington Villages

JULY 2026

VOL. 48, No. 7

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

Homeowners' Forum on July 22 to Address FY27 Budget

Join us for Fairlington Villages' annual Homeowners' Budget Forum on Wed., July 22, at 7 p.m. in the Community Center at 3005 S. Abingdon St. for an in-depth review and discussion of how your condominium fees are spent and how the budget is being constructed for Fiscal Year 2027 (FY27).

You can also participate via conference call. Contact the Management Office for details on conference call procedures: connect via [TownSq](#), send an email, or call 703-379-1440.

The FY27 Homeowners' Budget Forum presentation slides will be posted one week prior to the Forum online at www.fairlingtonvillages.com, where they may be downloaded for reference during the presentation. Homeowners may also obtain a hard copy of the slides from the Management Office: connect via [TownSq](#), send an email, or call 703-379-1440.

THE ASSOCIATION BUDGET

Our Association's budget consists of four components: operating expenses, reserve contributions, income, and reserve expenditures. Income, which is almost exclusively derived from condominium fees, equals the total of projected operating expenses and reserve contributions. The budget for current FY26, which began Oct. 1, 2025, totals over \$9.6 million, including approximately \$6.2 million in operating expenses, reserve contributions of approximately \$3.4 million, and reserve expenditures of approximately \$4.5 million from accumulated reserve funds.

Operating Expenses

Operating expenses encompass all expenditures required to fund the day-to-day operation of our community. They include contracts for grounds maintenance and trash removal, repair and maintenance

expenditures, administrative costs (including insurance), employee payroll and benefits, and utilities (including sewer and water). The two largest operating expenditures are payroll and benefits, which constitute approximately 20% of the current FY26 operating budget, *continued on page 2*



IMPORTANT REMINDERS

Friday, July 3
Management Office is closed

Saturday, 4th of July
Management Office is closed
Parade starts at 10 a.m.
Celebration follows, Community Center parking lot

Wednesday, July 22, at 7 p.m.
Homeowners' Budget Forum
Community Center and Virtual

One Year Later



Checking in on the Maintenance Shop fire after one year, see page 3.

Email Addresses No Longer in Newsletter

Starting with this issue, we will no longer include any email addresses in the newsletter. Contact information for the Management Office, Board of Directors members, and committees are now available on [TownSq](#).

This change reflects a best practice to keep email addresses off public websites and documents because the addresses can be

scraped and used in phishing and scamming attempts. Several of our Board members and committees have received such emails.

Key phone numbers — for the Management Office, Security Patrol, and emergency after-hours assistance — will remain in the newsletter, and are also available on our website www.FairlingtonVillages.com and [TownSq](#).

BUDGET FORUM

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and the cost of Arlington County and City of Alexandria water and sewer fees, which comprise about 16.5% of this year's operating budget. After peaking in FY21 due to increased use when our residents spent more time at home during the COVID-19 pandemic, water and sewer costs declined significantly, but have now surpassed pandemic-level totals due to continuing annual rises in Arlington and Alexandria rates.

Reserve Contributions

Reserves are set aside for long-term repair and replacement of major capital assets, including our buildings' balconies, exterior brick masonry walls, and slate and flat roofs, as well as our property's sewer lines, swimming pools and pool houses, tennis courts, Tot Lot, parking lots, and trash enclosures. The Virginia Condominium Act requires that at least once every five years associations conduct a study to determine the amount of reserves required to repair, replace, and restore these capital elements. Our current 2024 Reserve Study Update, approved by the Board at its June 5, 2024 meeting, reaffirms that continuing previous years' 1% rate of increase in annual reserve contributions is "sufficient" to fully fund our reserves, and recommends both annual reserve spending totals and updated lists of reserve projects for the 20 fiscal years through FY43.

Income

Condominium fees are the principal means of covering our expenses, including both daily operations and major long-term reserve infrastructure repair and replacement projects. These fees comprise almost 96% of our total projected FY26 income.

Historically, we have also received a small, but significant,

Turn On Your Outdoor Water Spigot

Turn on your outdoor water spigot for watering during the hot months of April through October. If needed, have your spigot fixed by a licensed plumber. Consider providing a water hose and nozzle so fellow residents can help keep flowers, bushes, and trees, lush and vibrant for all of us to enjoy.

Live in an apartment building? The Association is responsible for maintaining and replacing front of the building spigots. However, there are instances where the shut-off valve is located inside the first level units or in the storage room of the second level units. If that is the case, those owners are responsible for the spigot. First floor owners are responsible for the spigots located within their patios. Contact Management via email or [TownSq](#) if you have questions.

The landscaper and Management only have the resources to water focal beds at community entrances.

We need your help to water newly planted shrubs and trees. Keep the hose pressure low for a trickle of water and set a timer for 15 minutes to turn it off.

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

The plants and community residents thank you!

— Preston Hayward, Grounds Committee member

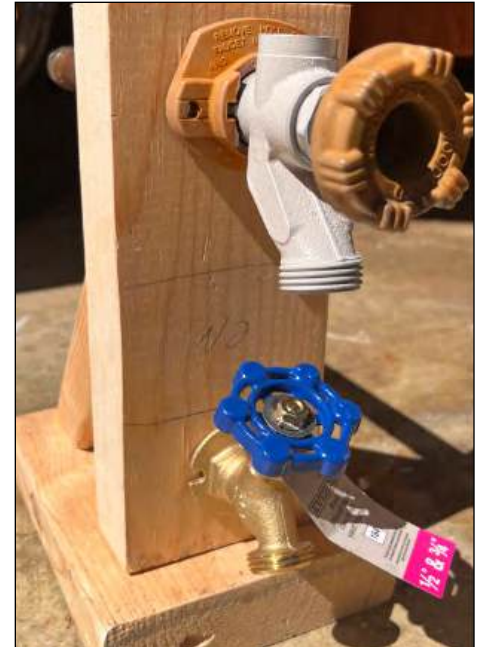


PHOTO BY PRESTON HAYWARD

An example of a freeze-proof water spigot is displayed on top and a traditional spigot is shown on the bottom. Both styles are available from your favorite hardware store.

amount of income on our investments, which largely consist of accumulated reserve funds invested in the "safe" U.S. Treasury securities and FDIC-insured certificates of deposit that are available to condominium associations. By laddering our investments (purchasing instruments expiring at different times), the Association earned an increasing amount of income as interest rates rose from their historic lows following the global recession of the late 2000s. During FY21 and FY22, as rates were slashed as part of the effort to combat the severe

economic downturn during the COVID-19 crisis, the Association did not earn as much income from investment interest as it had in previous years. Subsequently, however, rates rose significantly as part of the effort to combat the highest United States inflation in 40 years, and the Association has earned or is expected to earn considerably higher amounts of interest income in FY24, FY25, and FY26.

Other sources of income include rental fees for the Community Center and Arlington Public Schools'

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Welcome Our 2026 Lifeguards

We are pleased to welcome our lifeguards for the 2026 pool season. Say hello to our international friends when you visit the pools. Welcome Sude Naz Suna, Pool 1, from Turkey; Mehmet Alp Ekinci, Pool 2, Turkey; Ana Trajkovska, Pool 3, Serbia; Aleksandra Muskala, Pool 4, Poland; Nina Rogucka, Pool 5, Poland; Isabel Salazar Ferreira Sousa, Pool 6, Portugal.

Follow the rules at the pools posted [online](#) to keep everybody safe. If you want to have a private pool party, contact the Management Office for details.

A New Chapter: Management Office and Maintenance Shop Restored

AN OPEN HOUSE COMING SOON

On May 21, 2025, a sudden fire broke out in the Fairlington Villages Maintenance Shop, destroying the structure and causing severe smoke, heat, and water damage to our Administration Building. Thanks to the rapid response of the Arlington County and City of Alexandria Fire Departments, everyone evacuated safely, but the road to recovery was just beginning. In the weeks and months that followed, our staff pushed through limited phone lines, spotty internet, all sorts of noise, and temporary closures to keep serving our community.

You can read the full story about last year's fire [online](#) in the July 2025 issue of our newsletter.

After the devastating fire damaged much of our Management Office and Maintenance Shop, we are thrilled to announce that the extensive restoration of the Administration Building is almost complete.

Today, thanks to the incredible patience, understanding, and support of our Fairlingtonians, we have built back stronger. To celebrate this milestone and express our deepest gratitude for your continued support during the reconstruction, we will soon announce an open house to the neighborhood. All will be welcome to tour the brand-new, fully restored facility and catch up with your local Management team.

Thank you for standing by us over the past year. We cannot wait to welcome you into our new space!

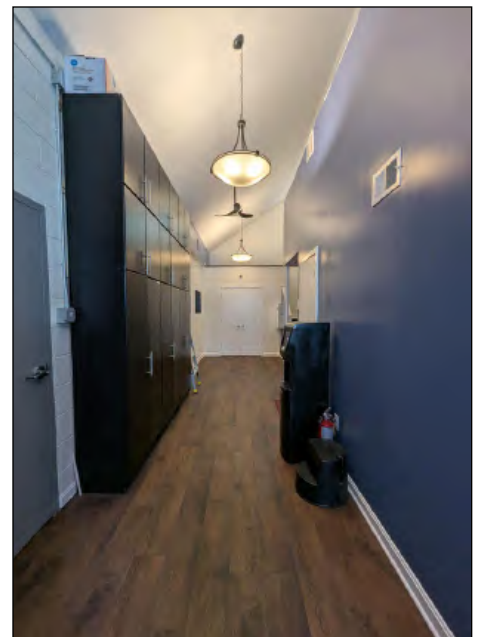


PHOTO BY ROSABETH CUPPY

Stronger with Every Wave in July

Join our new pool activities happening in July:

- 1 Dip into this joyful option: a weekly water exercise class taught by Joy on four Saturdays at 10 a.m. at Pool 5 for four weeks for \$60 cash. Classes will be June 27, July 11, July 18, and July 25. Ready to make a splash? Register today! Email the [Management Office](#).
- 2 All pools will be open on Fri., July 3.
- 3 All pools will be open on Sat., July 4.
- 4 The next Pools Committee meeting will be Mon., July 27, at 7 p.m. at the Community Center.



PHOTOS BY OSCAR GIRON

One year ago the Maintenance Shop was engulfed in flames. The photo on the left was taken on May 22, 2025, showing the damage resulting from the fire. The photo on the right, taken on June 15, 2026, shows a portion of our newly renovated space; we look forward to having an efficient work area.

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.



Access the Throne

The bathroom by the Tot Lot and Tennis Court is ready to use; contact the Management Office for the access code.

Celebrate the 250th Anniversary with Fairlington Villages' Festivities on the 4th of July!

Show off your finest red, white, and blue displays of American spirit to mark the 4th of July. Decorate yourself and your wagon, bike, or stroller to march in the Parade with your community. The Parade starts at the old Fairlington Firehouse; arrive by 9:45 a.m. to line up. The march kicks off at 10 a.m. sharp, heading up S. Abingdon Street to the Fairlington Villages Community Center.

Not marching? Be a patriot on the sidelines! Residents are encouraged to line the streets, cheer on the Parade, and wave your flags.

Join us at the Community Center parking lot immediately following the Parade to enjoy classic summer treats.

An event this historic does not happen without you. If you can volunteer, contact us.

Start your baking! The 21st annual 4th of July Fairlington Bake Sale follows the Parade; all proceeds will be donated to the Arlington Food Assistance Center. Cash and Venmo are accepted.

If you can donate baked goods (avoid frostings or fillings that melt in the heat), deliver them to

the tables in the Community Center parking lot from 9 a.m. to 9:30 a.m., before the Parade begins.

Book Club: Good Books, Bad Books, Great Conversations!

Join the Book Club Thurs., July 23, at 6:30 p.m., to discuss *Good People* by Patmeena Sabit. "Zorah Sharaf could do no wrong. She brought shame upon her family. What is the truth? Depends on who you ask." Before the discussion starts we will have our optional used book *White Elephant* in July! To participate, bring a wrapped used book that you have read already and enjoyed and want to pass along to a friend! More details on the Facebook page.

Book Club will meet on Thurs., Aug. 27, at 6:30 p.m.; the title is *Bad Summer People* by Emma Rosenblum. This novel "is a whip-smart, propulsive debut about infidelity, backstabbing, and murderous intrigue, set against an exclusive summer haven on Fire Island."

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

Celebrate Freedom from Your Screen at Game Night on July 26

Game Night is 5 p.m. to 7 p.m. on the last Sunday of each month; join us July 26. You are encouraged to bring your favorite game.

Be a Neighbor Who Lunches at the Community Table on July 28

Join the informal Community Table lunch on the last Tuesday of each month (except November and December) from 12 p.m. to 1 p.m. Bring your own lunch on July 28.

Stay Cool with the Canasta Club on Wednesdays in July

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.

Be a Social Bee at the Courts

When you are playing tennis or pickleball, wear appropriate court attire, including tennis shoes.

Review the Rules for 2026 online <https://fairlingtonvillages.com/tennis/>.

Pickleball Socials are on Tuesdays from 5:30 p.m. to 7:30 p.m., at Court 1 and Court 2. Join our [Fairlington Pickleball Facebook group](#) for the latest news and announcements.

Tennis Social play and drills are intended for players of all levels. Tennis Socials are held the second and fourth Wednesday of each month. In the event of rain, play will be cancelled. On July 8 and July 22, starting 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.

Meet Tennis Co-Chair Soleil You, a certified tennis instructor who has successfully completed and met all coaching and safety standards established by the U.S. Tennis Association and Professional Tennis Registry. He is passionate

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Review Pool Guidelines & Court Rules online; Validate your ID

Photos by Guy Land



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Honor Independence Day

The Management Office will be closed on Fri., July 3, and Sat., July 4. Trash will be collected and all pools will be open as per usual schedules.

Review Your HO6 Insurance Policy by July 15

The Fairlington Villages Master Insurance Policies renew on Wed.,

July 15. Holden & Co. Insurance will continue as the Association's insurance agent and the insurance companies providing the various coverages will likely remain the same. If you receive notice from your mortgage company asking for proof of insurance, send a copy of the notice to Holden & Co. via fax at 703-566-5568 or email a copy to Holden & Co., identify yourself as a unit owner in Fairlington Villages, and ask that a new Certificate of Insurance be sent to your mortgage company. Holden & Co. has an efficient system of fulfilling these requests, which are a common part of servicing Condominium Master Insurance Policies.

It is also a good time to check your own HO6 policy for coverage gaps, like the deductible for property and water damage claims, which could be assessed to you in the event the damage results from something over which you exercise complete control or are otherwise responsible for maintaining. That deductible amount is currently \$50,000 for all perils, including water. See the February 2026 newsletter [online](#) for an article on insurance coverage.

Participate in the Budget Forum on July 22

Attend the annual Homeowners' Budget Forum on Wed., July 22, at 7 p.m. in person at the Community Center or virtually via conference call.

Contact the Management Office on complete details for virtual access.

Thanks to These Cool Staffers for Help at the Pools

We are thrilled summer is here and all our pools are open thanks to the extraordinary effort by the Fairlington Villages Management and Administrative staff who make it all possible. Operations Manager Mark Johnson and Facilities Manager Miguel Galvez worked in tandem with High Sierra, our pool operator, to make sure the pools were up and ready for the season. And as each of you can recall, Administrative Manager Oscar Giron, and our Office Administrators Victoria Gomillion and Oneyda Campos were there to greet you for new pool passes, renewals, and

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
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!

distribution of this year's guest passes. The whole team did a superb job — again! — addressing all the details. It is a privilege to be a part of this dedicated team of professionals doing their absolute best every day to make Fairlington Villages the place you call home!

Retire Your American Flag Properly

As we celebrate Independence Day, be kind and retire any old and weathered American flags properly. You will find the U.S. Flag Retirement Depository, a white container located near the Little Libraries on the sidewalk that leads to Abingdon Elementary School, where you can deposit flags to retire. Scouts BSA is one of the few organizations that can officially retire flags; Scouts BSA Troop 350 will collect the retired flags from the Depository on a regular basis.

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

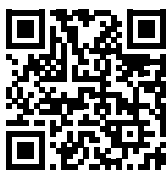
COMMITTEE CHAIRS

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

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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, July 1, 2026

The Board of Directors will meet on Wed., July 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.

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

The full Agenda and Board Book are available on [TownSq](#) or by appointment at the Association's Management Office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

No June Board Meeting

The Board of Directors did not hold a regular monthly meeting in June 2026 because there were no pending action items.

BUDGET FORUM

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lease of spaces in the Center's parking lot, late fees, resale packet charges, and income from services provided to Fairlington Court, the 10 townhouses located at S. Abingdon and 31st Streets near the old firehouse.

Reserve Expenditures

Each fiscal year the Association executes a program of reserve capital expenditures based on the recommendations in our most recent approved Reserve Study Update and current conditions. Approved FY26 reserve spending, which is funded from FY26 contributions and previous fiscal years' contributions contained in our Reserve Account (FY25 year-end audited balance \$6,778,674), totals \$4,449,598, and includes \$300,000 for parking lot renovation, \$200,000 for refurbishment of Pool House 2, \$892,000 for the sixth and final phase of backyard fence replacement, \$1,332,000 for upgrades to multiunit apartment buildings' common areas, \$420,000 for slate roof replacement, \$450,000 for masonry repairs, and \$250,000 for wood trim replacement.

FY27 BUDGET CHALLENGES

The Association will face continuing financial challenges during FY27. After abating to an annual rate of 2.6% from its June 2022 peak of 9.1%, inflation has risen to an annual rate of 4.2% and may increase due to current economic trends. Interest rates have also been declining, resulting in a probable reduction in the interest income generated by the Association's investments. Given these trends, we need to frame a FY27 budget that implements efficiencies and limits condominium fee increases to a minimum while maintaining our present level of community services and executing critical reserve projects.

Maintaining our present level of community services will require FY27 spending increases in most areas of our operating budget. The cost of the 2026-2027 master insurance policy covering Fairlington Villages' buildings is currently projected to increase by 14%. Next year's operating budget also needs to address an additional approximate 1.4% increase in Arlington County's water/sewer rates as

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ACTIVITIES

continued from page 4

about helping players improve tennis skills, regardless of their skill level.

For more information on Tennis Committee offerings, visit the [Fairlington Tennis facebook page](#).

Summer Kicked with a Splashy Soiree

Storm clouds in the distance did not stop our Summer Kick Off Party! The family-friendly Party included games in the pool and visiting with neighbors poolside. Attendees enjoyed music from the 1960s to today's best hits while munching on grilled hot dogs and chips with salsa. The over-21s enjoyed beer and the Party's annual margaritas on the rocks.

Thank you to High Sierra team and our staff for helping set up. A special thank you to our swell volunteers for making the evening a nifty affair: Beth Baynes, Carol Bell, John Blazer, Mary Cusick, York H., Pat Horvath, Warene Sheridan, Susan Tatum, and Olivia Terpstra.



PHOTOS BY GUY LAND



HOMEOWNERS' BUDGET FORUM ▲ JULY 22 ▲ 7 PM ▲ COMMUNITY CENTER AND VIRTUAL

BUDGET FORUM

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well as an approximate 5.7% rise in City of Alexandria (Alexandria Renew Enterprises) sewer and wastewater treatment costs. The costs of all of our major service contracts will increase, including our trash removal, grounds maintenance, janitorial service, and pool agreements. Furthermore, the overall rise in inflation will affect many other areas of our operating budget ranging from staff salaries and health insurance costs to the price of roofing and vehicle repairs.

FY27 reserve fund contributions will continue their currently programmed 1% per annum increase

to fund scheduled infrastructure projects. Critical multiyear programs that will continue in FY27 include building masonry repairs, phased slate roof replacement, pool house refurbishment, and apartment building hallway renovation.

UPCOMING BUDGET SCHEDULE

The Board will review and approve and/or amend the Treasurer's and Management's draft FY27 budget at the July 1, 2026, Board meeting. On July 8, the draft budget as approved or amended by the Board

will be mailed to homeowners for their review and use as the basis for discussion at the Budget Forum on July 22.

To find out more and contribute to building a budget that maintains our level of community services and keeps Fairlington Villages safe, sound, and attractive as we confront the challenge of renewed inflationary pressures, please plan on participating in the Homeowners' Budget Forum.

— Harold Reem, Treasurer

North Fairlington News
 Fairlington Villages, A Condominium
 3001 South Abingdon Street
 Arlington, VA 22206

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 Permit No. 559



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|--|--|--|
| <i>Flower Power Juryed July 1 to July 7</i> | Attend the Homeowners' Budget Forum July 22 at 7 p.m. Community Center and Virtual | | 1 July Board Meeting 7 p.m. Hybrid Canasta Club Community Center | 2 | 3 OFFICE CLOSED TRASH PICKUP All Pools Are Open | 4 4th of July Parade, 9:45 a.m. + Celebration OFFICE CLOSED TRASH PICKUP All Pools Are Open |
| 5 | 6 Grounds Committee 7 p.m. Hybrid | 7 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2 | 8 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5 | 9 | 10 | 11 |
| 12 | 13 | 14 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2 | 15 HO6 Insurance Policy Due Canasta Club 10:30 a.m.– 1:30 p.m. Community Center | 16 Architectural Control Cmte, 7 p.m. Community Center | 17 | 18 |
| 19 | 20 | 21 SCOBA, 7 p.m. Community Center Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2 | 22 Canasta Club Homeowners' Budget Forum, 7 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5 | 23 Book Club 6:30 p.m. Community Center | 24 | 25 |
| 26 Game Night 5 – 7 p.m. Community Center | 27 Pools Committee 7 p.m. Community Center | 28 Community Table, 12 – 1 p.m. Community Center Pickleball Social 5:30 p.m., Courts 1-2 | 29 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center | 30 | 31 | 1 August |
| 2 | 3 | 4 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2 | 5 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center | 6 | 7 | 8 |

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