



North Fairlington News

Historic Fairlington Villages

AUGUST 2026 VOL. 48, No. 8

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Draft FY27 Budget Proposes 2.5% Increase in Condo Fees

At its July 1 meeting the Board of Directors approved a draft \$9,797,743 budget for upcoming Fiscal Year 2027 (FY27), which begins Oct. 1, 2026. All homeowners should have received a copy of the draft budget for review via mail, and had the opportunity to comment on the draft during the July 22 Homeowners' Budget Forum.

FY27's draft budget raises fees by 2.5% as we continue to confront inflationary pressures, including rising property insurance costs. This rise, which is less than the current annual inflation rate of 3.5%, meets the previously stated objective of limiting FY27's fee increase to no more than 3%, and will allow the Association to

preserve its current level of community services, maintain full funding of our reserves, and continue to accomplish critical reserve projects. The FY27 increase follows FY26's fee increase of 2.67% when inflation was running at an annualized rate of 2.7%, FY25's fee increase of 3.39% (inflation 3.3% annualized), FY24's fee increase of 4.53% (inflation under 5% annualized), and FY23's fee rise of 3.96% (inflation 8.6% annualized). Prior to FY23, when inflation was running at a lower rate, there were several years in which there were condo fee increases of 1-2% (FY17-20 and FY22) or no increase (FY21).

As Chart 1 on page 2 indicates, operating expenses, which

encompass all expenditures funding the day-to-day operation of our community (administration, payroll, utilities, maintenance, service contracts, professional services, and taxes), collectively comprise 65.2% of our FY27 budget. During FY27, budgeted operating expenses increase by 3% (\$186,468) to \$6,385,146 in order to maintain our current level of community services.

In contrast to FY24, FY25, and FY26, when the cost of the master insurance policy covering our buildings respectively increased by 27.1%, 26.1%, and 10.6%; during FY27, this cost will rise by only 1.6% (\$11,204) as a result of our

continued on page 2

Board Provides More Information in Director Weaver Matter

In response to on-going resident questions about a 2024 incident, when Director Karen Olson Weaver violated election rules and stated that she would do so again, the Fairlington Villages Board passed a Motion at its July 2026 Board of Directors meeting confirming that the matter has been satisfactorily resolved and is closed.

The Board resolution was based on the fact that Ms. Weaver sent a retraction of her statements in an email to Fairlington Villages Association legal counsel Wil Washington on June 14, 2024,

which led to formal negotiations between Fairlington Villages and Ms. Weaver to resolve the rule violation. Fairlington Villages and Ms. Weaver ultimately entered into a formal, binding legal settlement of the matter in December 2024.

In a 6-1 vote on July 1, 2026, the Board voted to share this additional information to "clear the air" and allow the community to move forward. The motion expressly states that, consistent with the settlement agreement, the Board considers the matter closed and will take no further action.



Dive into August at the Pools

- During hot weather, take precautions while enjoying the pool to avoid heat exhaustion and heat stroke. Our lifeguards are also encouraged to take hydration and cooling breaks as needed.
- It is the law: all pools must close in inclement weather.
- The Pools Committee will meet on Wed., Aug. 19, at 7 p.m. at the Community Center.
- School Hours Schedules begin on Mon., Aug. 31, at all pools; review pool hours online: www.fairlingtonvillages.com.

Flower Power Challenge Winners Are Blooming!

Residents donned their creative caps for the 2026 Flower Power Competition, an inaugural community-wide contest, hosted by the Grounds Committee to encourage beautifying Fairlington. Each participant was judged on creativity, abundance of flowers, and color/vibrancy.

The Grounds Committee congratulates the top honorees:

- Christina Georgia and Leann Martin for "Best Adjacent Townhouse"
- Corey Huggins for "Best Single Townhouse."

Each will receive a beautiful glass garden stake crafted by committee member Jennifer Moore.

In addition, two other front unit entrances caught the judges' eyes. Honorable Mention designations



The Flower Power winners: "Best Adjacent Townhouse" on the left: "Best Single Townhouse" on the right.

go to Jenn Phillips and Rachel Aronson for their welcoming flowers.

A basket of thanks to our judges: Melanie Alvord, Anne Wilson, and Cheryl Hollins; thanks to all the residents who accepted the Flower Power challenge, especially during



PHOTOS BY ANNE WILSON

this summer heat wave!

Let's make Flower Power bigger and better with more participation next year!

— Cheryl Hollins, Grounds Committee Member

BUDGET

continued from page 1

insurance broker's successful efforts to market our policy. When this rise is combined with increases in the costs of our other insurance policies (for example, automobiles)

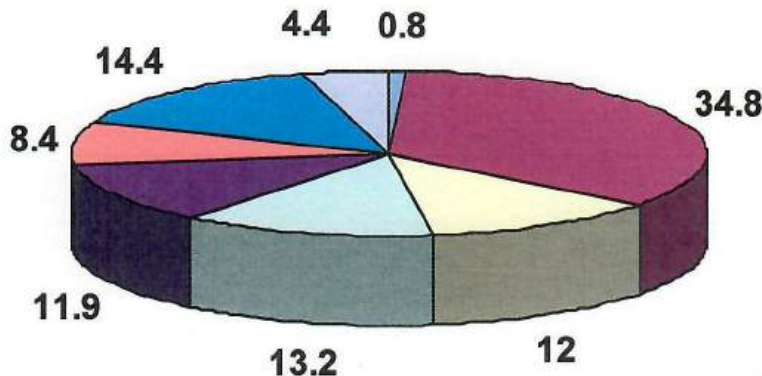
total insurance costs will rise by 2.5% in FY27 — an amount significantly less than the 14% increase anticipated when this year's budget process began.

In addition to the growth in insurance expenses, other projected FY27 increases in operating costs encompass rises in the costs of employee pay and benefits (4.1%), general maintenance (3.7%), and major service contract costs, including trash removal (3.6%), grounds maintenance (2.6%), janitorial service (4.7%), pool operations (3.8%), and patrol service (4%). Budgeted FY27 water and sewer costs will rise by 3.4% from FY26, and reflect increases in Arlington County (1.4% estimated) and Alexandria Renew (5.7% estimated) fees.

Besides these increases, FY27's operating budget incorporates savings in several areas. For example, the costs of running our annual election will decrease by \$7,000 as a result of switching our electronic voting from Votenet Solutions, a commercial firm, to TownSq's electronic voting system; and the

continued on page 3

CHART 1: FY27 BUDGET BY CATEGORY PERCENTAGES



■ Taxes (0.8%)	■ Reserves (34.8%)
■ Admin (12.9%)	■ Payroll (13.2%)
■ Utilities (11.9%)	■ Maintenance (8.4%)
■ Contracts (14.4%)	■ Professional (4.4%)

Stay Cool at the Pools with Our Season 2026 Lifeguards



PHOTOS BY MARK JOHNSON

We want to thank our lifeguards for their service during the 2026 pool season. Shown left to right, top and bottom rows: say hello to Kindu Okoko, Pool 1; Mehmet Alp Ekinci, Pool 2; Ana Trajkovska, Pool 3; Aleksandra Muskala, Pool 4; Nina Rogucka, Pool 5; Isabel Salazar Ferreira Sousa, Pool 6.

BUDGET

continued from page 2

budget for pool repairs and supplies has been reduced by \$30,000 to reflect recent years' spending trends.

As shown in Chart 1, reserve fund contributions comprise 34.8% of our FY27 budget. During FY27 reserve contributions total \$3,412,597, including \$144,200 from interest income and \$3,268,397 from condominium fees — a \$32,360 (1%) increase in fee-funded contributions from FY26's total of \$3,236,037. This increase results from the Board's adoption of our 2024 five-year Reserve Study Update's recommendation that fee-funded reserve contributions continue to be increased by 1% per year in order to fully fund the Association's reserve account and provide sufficient funding for repair and replacement of our major physical assets, including parking lots and our buildings' roofs and exterior masonry walls.

As is the case in current FY26, programmed FY27 reserve spending continues at an accelerated rate following pandemic-driven decreases that focused on completing only critical reserve projects required to maintain the integrity of our major capital assets, for example masonry repairs and roof and backyard fence replacement. Proposed FY27 reserve spending, which is funded from FY27

contributions and our Reserve Account (FY25 year-end audited balance \$6,778,674), totals \$3,960,406, and includes \$100,000 for parking lot renovations, \$325,000 for refurbishment of Pool House 6, \$1,332,000 for upgrades to multiunit apartment buildings' common areas, \$440,000 for slate roof replacement, \$450,000 for masonry repairs, and \$250,000 for wood trim replacement.

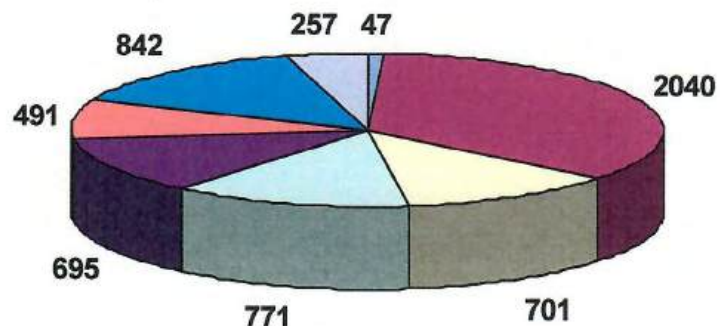
Condominium fees (\$9,415,084) will fund 96.1% of FY26's projected \$9,797,743 in spending, with other sources of income (\$382,659),

including interest income on the Association's investments in certificates of deposit and U.S. Treasuries, financing the remaining 3.9%. Anticipated interest income (\$257,500) is \$42,500 less than budgeted in FY26 due to declining interest rates and a small reduction in funds available for investment as accumulated reserve funds are drawn down to pay for programmed reserve projects.

Condo fees for individual units are assessed according to a unit's share of the Association's total

continued on page 6

CHART 2: FY27 CLARENDON II \$5,844 FEE - CATEGORY DOLLAR AMOUNTS



Taxes (\$47)	Reserves (\$2040)
Admin (\$701)	Payroll (\$735)
Utilities (\$695)	Maintenance (\$491)
Contracts (\$842)	Professional (\$257)

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.



Gain Access

Contact the Management Office for the access code for the bathroom by the Tot Lot and Tennis Court.

Meld, Not Melt, with the Canasta Club on Wednesdays in August

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.

Newbies and Picklers Welcome at the Courts in August

Wear appropriate court attire, including tennis shoes, when you are on the courts. Review the Rules 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 announcements.

Tennis Social play and drills are intended for players of all levels. Tennis Socials are held the second and fourth Wednesday. On Aug. 12 and Aug. 26, 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. In the event of rain, play will be cancelled. Instructors review fundamentals, proper form, and assist players in developing their game.

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

Meet Your Neighbors at the Community Table on August 25

Join the informal Community Table lunch on the last Tuesday of the month from 12 p.m. to 1 p.m. Bring your own lunch on Aug. 25.

Fire up for the Book Club on August 27

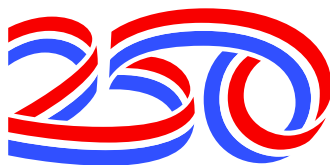
Join the Book Club Thurs., Aug. 27, at 6:30 p.m., to discuss *Bad Summer People* by Emma Rosenblum. "This roiling beach community satire serves up wicked, clever fun that is White Lotus sharp," says bestselling author Kevin Kwan.

Book Club will meet on Thurs., Sept. 24, at 6:30 p.m.; the title is *The Sympathizer* by Viet Thang Nguyen. The novel was a Winner of the 2016 Pulitzer Prize for Fiction and recently was adapted into a series airing on HBO Max.

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

Chill Out at Game Night on August 30

Game Night is 5 p.m. to 7 p.m. on the last Sunday of each month; join us Aug. 30. You are encouraged to bring your favorite game.



Fairlington's America at 250

Fairlington's milestone celebration of America's 250 was a scorcher with a triple-digit heat index. Our 4th of July Parade included hundreds of Fairlingtonians in full patriotic splendor. Participants of all kinds — on foot, on bikes, in strollers, with leashed pets in tow — filled the streets, creating a vibrant procession led by a fife and drummer. Attendees enjoyed hot dogs, baked goods, and refreshing

ice cream to beat the summer heat. A cooling station with sprinklers delighted kids, doggies, and adults. The festive atmosphere was alive with face painting and creative balloon animals.

This grand quarter-centennial fete would not have been possible without our wonderful community members and dedicated staff. A massive thank you to the Fairlington Citizens Association (FCA) for co-sponsoring the Parade. A special shout-out to Guy Land for capturing the memories in pictures, and to Jennifer Davies for their leadership in securing the permit. Our sincere gratitude to Arlington County Board Members Maureen Coffee, Susan Cunningham, and JD Spain; Commissioner of Revenue Kim Klingler; and candidate for County Board Julie Farnam, for joining our historic celebration. Behind the scenes: we also want to recognize the incredible, hard-working support from our Management Office and Facilities staff.

A massive round of applause goes to the superstar volunteers who made this day a resounding success: Helen Amend, Maureen Broyles, Mary Cusick, Lisa Dixon, Jen Froetschel, Pat Horvath, Cora Monaghan, Warene Sheridan, BFS, Tracey Shover, and Susan Tatum.

A Sweet Fourth

A huge thank you to all the generous Fairlingtonians who baked and purchased treats at the 4th of July Bake Sale. We are proudly donating \$500 to the Arlington Food Assistance Center.

Thanks to our Activities Committee and the FCA for including the Sale in the 4th of July event. And a special thanks to Mary Gunderson, Deb Miller, and Tony Radich for making it all happen!

continued on page 6



Honoring a Historical 250th Birthday Celebration in Fairlington Style



ALL 4TH PHOTOS BY GUY LAND
Fairlingtonians of all ages participated in our 4th of July Parade and festivities. Neighbors enjoyed marching (or riding) in the Parade, watching from the sidelines, displaying their patriotic spirit, cooling off with ice cream, meeting politicians, and eating grilled food thanks to our volunteers.

The News is published by
Fairlington Villages,
A Condominium

BOARD OF DIRECTORS

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Vice President, Ward II Director
Donna Volpone
Secretary, At Large Director
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Treasurer, Ward III Director
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Pools: Rosabeth Cuppy
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Tennis/Pickleball Committee: Julie
Hasler (Tennis), Jeff Vollmer
(Pickleball), and Soleil You
(Joint)

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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, August 5, 2026

The Board of Directors will meet on Wed., Aug. 5, 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.

BUDGET

continued from page 3

equity. The Association has 27 unit types with proposed FY27 fees ranging from \$3,504 to \$8,412. For example, a Clarendon II unit, Fairlington Villages' most common unit type, represents 0.062% of total equity. Under the draft FY27 budget, Clarendon II owners would see an increase of \$12 from the current monthly fee of \$475 to \$487, for a total annual fee of \$5,844 (fees are rounded to the nearest dollar). As Chart 2 on page 3 indicates, based on the draft FY27 budget's category percentages, \$2,040 (about 34.8%) of this total would be allocated to reserve contributions and the remaining \$3,804 (about 65.2%) to our various categories of operating spending.

The Board will approve the final FY27 budget at its Aug. 5, 2026, meeting.

Unless the final budget approved at the August meeting differs from this July 1 draft, the draft budget is the only copy of the FY27 budget that homeowners will receive. Our By-Laws require that only one copy of the budget be sent to each homeowner annually, and the previous practice of mailing a duplicate final budget is being terminated to save printing and postage costs. If homeowners pay their condominium fees using coupons, coupons will still be mailed.

— Harold Reem, Treasurer

All Things Bavarian on September 25

Save the Date for Oktoberfest on
Fri., Sept. 25, at 6 p.m.

If you can volunteer for this family-friendly event, tell the Management Office.



ALL 4TH PHOTOS BY GUY LAND

Board Meeting Highlights

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

A. Fiscal Year 2026-2027 Insurance Renewal: Mr. Reem moved that the Board authorize Holden & Company Insurance, the Association's Insurance Broker, to bind the policies recommended in the Executive Summary of its Insurance Renewal Proposal dated June 24, 2026, for coverage effective July 15, 2026 through July 15, 2027, with the primary package policy provided by Philadelphia Insurance Company, at a total annual premium not to exceed \$832,974, comprised of the following coverages: Package Policy (Greater NY: Building Limit \$452,008,080) \$724,887; Boiler & Machinery (Chubb \$100,000,000) Included; Business Auto Coverage (The Hartford \$1,000,000) \$15,707; Inland Marine (The Hanover: Limit \$100,000) \$2,124; Primary Crime Coverage (Cincinnati: Limit \$5,000,000) \$15,450; Non-Profit D&O Liability (Cincinnati: Limit \$2,000,000) Included; Excess Crime Coverage First Layer (CNA: Limit \$10,000,000) \$918; Excess Crime Coverage Second Layer (Travelers: Limit \$1,000,000) \$221; Primary Commercial Umbrella (Great Point: Limit \$25,000,000) \$89,657; Cyber Security (Chubb: Limit \$2 Million) \$4,929; Annual Total: \$853,893. Passed 7-0.

B. Proposed Fiscal Year 2027 (FY27) Budget: Mr. Reem moved the Board approve for distribution the FY27 Budget distributed to Board members and committee chairs on Thurs., June 18, 2026, as amended, increasing condominium fees by 2.5%, effective Oct. 1, 2026, and summarized as follows: Total Expenditures \$9,797,743; Operating expenses \$6,385,146; Reserve contributions \$3,412,597; Total Estimated Revenue \$9,797,743; Condominium fees \$9,415,084; Other Income \$382,658; AND IT IS FURTHER RESOLVED that a copy of the FY27 Budget shall be provided to all unit owners to allow opportunity for their consideration, commentary, and contribution. Passed 7-0.

C. Variance Request – 4610 S. 30th Rd. – Remove a Load-Bearing Wall in the Kitchen: Mr. Radich moved the Board approve a variance request to remove a load-bearing wall in the kitchen in accordance with the specifications outlined in the variance request. Passed 6-0.

D. Trash Removal Services Renewal: Mr. Reem moved the Board authorize Management to contract with Capitol Services for trash removal services for the following years: April 1, 2027, to March 31, 2028: \$34,663.74 per month; April 1, 2028, to March 31, 2029: \$35,357.01 per month; April 1, 2029, to March 31, 2030: \$35,710.58 per month. Passed 6-0.

E. Parking Lot Renovation: Mr. Radich moved the Board authorize Management to contract with Pro-Pave Incorporated for parking lot renovation at a cost

not to exceed \$369,950. Passed 6-0.

F. Bad Debt Write-Off: Mr. Reem moved the balance remaining on the account in the amount of \$523.42 shall be written off to GL 5020 as uncollectible "bad debt." Passed 6-0.

G. Election Rules Violation Resolution: In response to a Resident's inquiry, "The Board resolved that it considered the matter [of Fairlington Villages vs. Weaver] closed [by virtue of a Settlement Agreement] and would take no further action." The motion carried 6-1 with Mr. Reem voting against.

Ms. Weaver is a duly elected Member of the Board of Directors, eligible in all respects to serve in that capacity.

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



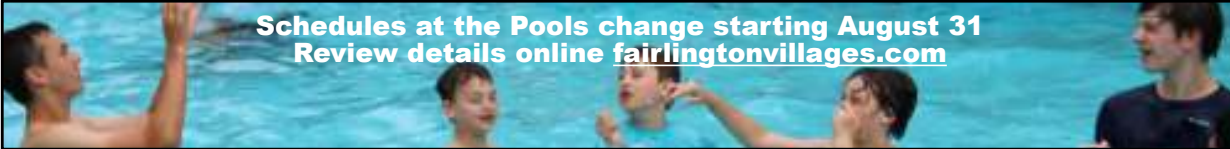
TownSq

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 Schedules at the Pools change starting August 31 Review details online fairlingtonvillages.com						1 August
2	3	4 SCOPA, 7 p.m. Community Center 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
9	10 Grounds Committee 7 p.m. Hybrid	11 Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	12 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5	13	14	15
16	17	18 SCOPA, 7 p.m. Community Center Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	19 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Pools Cmte, 7 p.m. Community Center	20 Architectural Control Cmte, 7 p.m. Community Center	21	22
23	24	25 Community Table, 12 – 1 p.m. Community Center Pickleball Social 5:30 p.m., Courts 1–2	26 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center Tennis Social 6:30 p.m., Courts 1-5	27 Book Club 6:30 p.m. Community Center	28	29
30 Game Night 5 – 7 p.m. Community Center	31 School Hours Schedules Start at All Pools	1 September Pickleball Social 5:30 – 7:30 p.m. Courts 1 and 2	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	3	4	5

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