



North Fairlington News

Historic Fairlington Villages

NOVEMBER 2026

VOL. 48, No. 11

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

SCOPA To Host Unit Owner Town Halls

The Special Committee on By-Laws Amendments (SCOPA) has been meeting for just over a year to propose updates to our 50-year-old By-Laws. Twenty-nine unit owner volunteers — two co-chairs and 27 members and alternates — have held more than 20 working sessions and completed reviewing a significant portion of the 39-page By-Laws document.

The next steps are:

1. Owner outreach has begun to provide information about the update process and seek input on potential changes.
2. SCOPA continues regular meetings, expected to continue well into next year, to complete its review and consider input from owner outreach. Recommendations have also been provided by

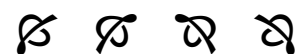
our association management, legal counsel, insurance advisor, and Board members.

3. It is anticipated that the revised By-Laws will go to a vote of unit owners sometime in 2027, with an affirmative two-thirds vote required for adoption.

To provide information and seek input, SCOPA will host three Unit Owner Town Halls for the By-Laws updates; the information being presented will be the same:

- Sat., Nov. 7, from 10 a.m. to 11:30 a.m. in the Community Center, coffee and donuts will be served;
- Mon., Nov. 9, from 7 p.m. to 8:30 p.m., virtual only, contact the Management Office for digital access;

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IMPORTANT REMINDERS

November 5, 12, and 19

Three leaf collection Thursdays

November 7, 9, and 12

Three Unit Owner Town Halls

Through November 8

Halloween décor permitted

November 11, Veterans Day

Management Office open

Trash will be picked up

Starting November 15

Year-end holiday décor permitted

November 26, Thanksgiving Day

No pickup for Trash or Bulk Trash

November 26 to November 29

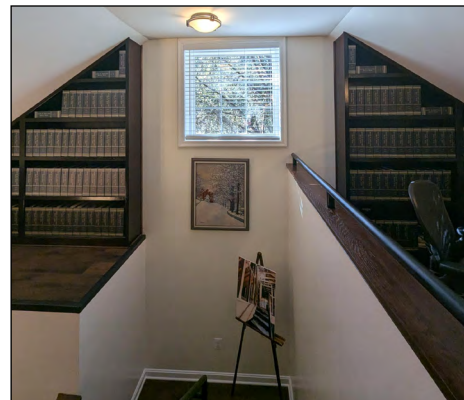
Management Office closed

Residents Get an Insiders' Look at the Rebuilt Administrative Building

Residents had the opportunity to tour the Administrative Building during a series of Open House events in October 2026, following the May 2025 fire and completion of reconstruction. Residents were pleasantly surprised by how spacious, colorful, and open the building now feels, offering a fresh perspective on this important community space.

The Open Houses gave residents a chance to talk with staff members

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PHOTOS BY OSCAR GIRON

BEFORE on LEFT: damage from the fire; AFTER on RIGHT: document archives.

The Magic Power of Mushrooms

You might have noticed an increased number of mushrooms growing around the grounds of Fairlington Villages recently. Heavy rainfall and shady, damp areas create an ideal environment for fungi to sprout mushrooms. Fungi are nature's recyclers breaking down dead material and releasing nutrients into the soil.

Some mushrooms are produced as wood decays; they can also be

present when a tree or shrub is healthy. Other mushrooms in the turf are the reproductive structures of a large network of mycelium (fungal threads) in and on the soil. These fungi do not cause disease; they make nutrients available to roots.

The mushrooms are not recommended for human or animal consumption, but there is no reason to remove the mushrooms.

Be sure to turn off outdoor water faucets

Help for Gardening, Inside and Out



Curious about how to transition your indoor plants from summer to winter? Or maybe just what is the best plant for the corner by a window?

Want to know what native plants are most likely to work in that shady spot along your patio fence?

Maybe you need to know the difference between a spike and a spine as you consider what to plant in your garden.

Whether you are a beginner gardener needing basic information or a veteran wanting a few new ideas, you are likely to find help on the website of the Master Gardeners of

Northern Virginia at MGNV.org.

From FAQ to demonstration gardens to online videos, the website directs would-be horticulturists as well as gardening dabblers to details related to plants, planting, soil, and other issues specific to Northern Virginia. Also on the site is information about how to become a master gardener. They also host events and offer many educational resources.

In addition to the website, master gardeners staff plant clinics where they answer individual questions about gardening, pests, plant diseases, and plant identification. One is at the Fairlington Community Center farmers market from May to October. Another is at the Arlington Central Library from March through October.

— Rebecca Leet, Grounds Committee member

Did you know?

Leaves in your patio flower beds provide a natural mulch for your plants, soil enrichment, and important habitat for overwintering beneficial insects.

Fall into Autumn Eves



PHOTO BY OSCAR GIRON

Be sure to slow your roll as you drive through Fairlington Villages this autumn. Beautiful weather means more people out after dusk, like this fine bunch enjoying Oktoberfest on the patio.

Three Dates for Leaf and Yard Waste

When cleaning leaves and other yard debris from your backyard this fall, consider recycling them in the free brown paper yard waste bags available at the Management Office. In November, the Association partners with our trash hauler, Capitol Services, to pick up the bags curbside and transport them to the Arlington County Trades Center where they are composted into black soil which is made available to Arlington County residents.

Collection will be on three Thursdays: Nov. 5, Nov. 12, and Nov. 19; place yard waste in paper bags curbside by 12 p.m.

Yard waste collection bags are provided for residents at no charge from the Management Office; stop by to collect your parking decal at the same time!

If you have questions about leaf or yard waste removal, connect with the Management Office via TownSq or email or by calling 703-379-1440.

Do Not Let Your 2027 Parking Decal Fly Away!

Fly over to the Management Office to pick up your 2027 parking decal.

The 2027 parking decal is shaped like a butterfly.

Your 2026 acorn shaped parking decal expires Thurs., Dec. 31, 2026. Beginning Fri., Jan. 1, 2027, vehicles without a visible, valid 2027 decal in Fairlington Villages' parking lots are subject to immediate towing at the owner's risk and expense, regardless of whether an expired permit is displayed.



flight. To avoid waiting, schedule an appointment with the Management Office to pick up your 2027 parking decal. Office hours are Monday to Friday from 8:30 a.m.

to 5:30 p.m. and Saturday from 9 a.m. to 2 p.m.

Note that the Management Office will be open on Wed., Nov. 11. The Office will be closed for the Thanksgiving weekend: Thurs., Nov. 26, through Sun., Nov. 29.

Decal Requirements

To receive a 2027 parking decal:

- Condominium assessments for the unit must be paid and current.
- A current lease must be on file for rented units.

- A current automobile registration must be presented for each vehicle for which a permit is requested.
- Residents must provide updated contact information at the desk.

No decal will be issued unless all of these requirements are met — there are NO exceptions.

For full details, see the Parking Policy in the *Fairlington Villages Handbook* under the "Rules" section starting on page 71 [online](#).

Let Your New Decal, Not Your Car, Take Flight!

Do not wait until the last minute and get caught in a parking permit scramble. Stop by the Office and let your 2027 butterfly decal, not your car, take flight!

Questions? Call 703-379-1440, email us, or connect via [TownSq](#).

Rent the Fairlington Villages Community Center for Your Own Affair

A benefit of living at Fairlington Villages is being able to rent our spacious Community Center at 3005 S. Abingdon St. With renovations completed last year, it offers a fresh atmosphere of subtle contrasts that highlight its interior features and that make it the perfect place for celebrating an event of your own! The rates are listed on the Rental Form online at <https://fairlingtonvillages.com/forms/>; one form is for North Fairlington residents and the other is for South Fairlington residents.

Fairlington Villages Unit Owner Rate Rental Schedule	
Monday to Thursday	\$200 - \$250*
Friday to Sunday	\$400*
Folding Chair Rentals	\$25* for 25 chairs
Security Deposit to hold	\$500*

*See the Rental Forms [online](#) for full details for North Fairlington and South Fairlington.

Please note, any requested date is not reserved until the Rental Fee, the Security Deposit, and completed Application are received and confirmed by the Management Office.

FEES AND PAYMENTS

We will not make any reservations without payment of the Rental Fee and the Security Deposit at the Management Office. The Security Deposit will be refunded 2-3 weeks after your event if the Community Center is in the same condition at the conclusion of your event as it was just prior to it.

RESTRICTIONS

Events are limited to 100 people and no items or decorations can be placed on or affixed to the walls, ceiling, windows, or curtains. All indoor furniture must remain within the Community Center and

may not be moved to the patio.

KEYS

The keys to the Community Center can be picked up from the Management Office at 3001 S. Abingdon St. during our normal business hours.

For events taking place on Sunday, you must pick up the keys no later than 12 noon on Saturday.

Failure to pick up the keys may result in a \$100 charge. All keys must be returned within 24 hours.

CANCELLATIONS

The rental fee and security deposit will be refunded if the request to cancel the event is received in writing two weeks before the event. No exceptions.

Refer to the Rental Form for complete details. Contact the Management Office if you have any questions.

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.

Thankful for a Good Hand at the Canasta Club on Wednesdays

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.

Tote Your Thermos for the Community Table November 17

Join the informal Community Table lunch on Tues., Nov. 17, from 12 p.m. to 1 p.m. Note the date due to the holiday.

Indulge a Guilty Pleasure with the Book Club on November 19

Join the Book Club Thurs., Nov. 19, at 6:30 p.m., to discuss *Culpability* by Bruce Holsinger. Elisabeth Egan of *The New York Times* describes the novel as "A family drama with a shocking twist. Holsinger tackles timely topics and the ties that bind. . . a who's who of hot-button issues, including AI, corporate greed, tech addiction and even a subtle subplot about the encroachment of youth sports on family life."

Come ready to celebrate with us on Fri., Dec. 11, at 6 p.m. at our annual Book Club Potluck. Bring a wrapped book in new condition if you would like to participate in the White Elephant book exchange. We also kindly request you contribute a food or drink item to our Potluck. A registration list and additional details can be found on our Facebook page.

Note the November and December dates accommodate holidays.

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

Pressing Pause on Game Night for November and December

Game Night will be on pause for the months of November and December due to the holidays. Monthly Game Nights will resume in January 2027.

The More the Merrier at Our Holiday Party on December 3!

Gather with your adult neighbors and get into the holiday spirit at the Fairlington Villages Annual Holiday Party on Thurs., Dec. 3, from 7 p.m. to 9 p.m. Enjoy a festive evening of community, cheer, and holiday fun!

Santa Claus Will Visit Our Littles on December 5

St. Nick is making a special trip to visit our youngest Fairlingtonians on Sat., Dec. 5, from 10 a.m. to 11:30 a.m. Bring the kids for a festive Morning with Santa and capture a treasured holiday memory with a photo.

The Jolly Ol' Elf could use a few extra helpers to make the morning magical. If you can volunteer for this family-friendly event, contact the Management Office.

Neighborly Donations Accepted Through December 8

Spread a little extra joy this season by bringing donations to the Management Office for Toys for Tots and the local food bank. Every contribution helps make the holidays brighter for someone in need. The final day to drop off your donations is Tues., Dec. 8. Thank you for considering how to help make the season merrier for all!

Fairlington Villages Goes Bavarian at Oktoberfest!

Our Oktoberfest celebration on Sept. 25 was a tremendous success, bringing a little Bavarian flair right to our neighborhood. It was easy to see that the turnout was bigger than ever. For the first time ever, all of the hotdogs and Bratwursts were gone at the end of the event. It is clear that word has spread — Fairlington Villages residents love a good celebration!

Decked out in lederhosen and dirndls, neighbors gathered to enjoy the lively sounds of the Lost Lederhosen German Party Band and a delicious spread of German favorites, including bratwurst, sauerkraut, pretzels, and beer. With great music, tasty treats, and plenty of community spirit, it was

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PHOTOS BY OSCAR GIRON AND WARENE SHERIDAN

Fairlingtonians enjoyed a fun night on the patio celebrating our largest Oktoberfest yet! An event full of talking with neighbors and listening to traditional German music.



Manager's Corner

Gregory Roby, General Manager, CMCA®, PCAM®



Nine Is Simply Divine!

As I mark my ninth anniversary with Fairlington Villages, I remain grateful to the community for continuing to entrust me with the tremendous responsibility of supervising its daily operations and leading its stellar management team and dedicated staff employees. From all of us at the Management Office

and on the Maintenance Team, our sincerest wishes to each of you and yours for the best in the coming Holiday season!

Management Office Open for Veterans Day

The Management Office will be open for Veterans Day on Wed., Nov. 11, and welcome you to get your parking decal. Trash will be picked up on Nov. 11.

Management Office Closed for the Thanksgiving Weekend

The Management Office will close Thurs., Nov. 26, and open again at 8:30 a.m. on Mon., Nov. 30. We wish you and those close to you a happy Thanksgiving holiday. Neither the regular nor the bulk trash will be picked up on Thurs., Nov. 26. Regular trash and bulk trash will be collected as usual on Fri., Nov. 27, and Sat., Nov. 28.

Save these Dates for Your Holiday Décor

Be mindful to keep stair-steps, railings, and sidewalks clear of seasonal decorations for safety. Remember that Halloween decorations must be removed by Sun., Nov. 8. Year-end holiday decorations are permitted from Sun., Nov. 15, 2026, to Fri., Jan. 15, 2027.

Permission may be granted to decorate the common area of multiunit buildings (e.g., front door, porch, hallway, stairway) if residents all agree on the décor and present a "Request for Decorating Shared Common Areas Approval Form" available [online](#).

Welcome Winter with Clean Dryer Vents

Autumn is an ideal time to clean out your dryer vents. Clear vents help your dryer run efficiently and prevent fire hazards.

Turn Off Outdoor Water Faucets

With the approaching potential for extended freezing temperatures, be sure to turn off the supply valve for your outside water faucet, also referred to as a hose bibb or spigot. This reminder applies to all townhouse residents and those multiunit building residents with

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!

unit space in the basement: A-level apartments or B-level units with basement storage.

If you have an outdoor faucet shutoff valve within your control, it is your responsibility to shut off the water at that location for the winter. If the pipes freeze and cause damage, the repair costs could be significant and charged to you. If you are unsure whether you are responsible for a water faucet shutoff valve, contact the Management Office.

Identify Your Unit's Water Main Shutoff Valve

As the conversion of the greater Fairlington community from a single apartment complex to seven distinct condominiums progressed in the mid-1970s, the finer aspects of the architecture and structure of several of the building models changed to reflect

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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
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
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Architectural Control: Barbara
Keyser and Sean Keyser
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Tennis/Pickleball Committee: Julie
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the latest news,
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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, November 4, 2026

The Board of Directors will meet on Wed., Nov. 4, at 7 p.m. in the Community Center at 3005 S. Abingdon St. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend. Details for virtual attendance may be confirmed with the Management Office the week prior to the meeting.

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.

SCOPA TOWN HALLS

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- Thurs., Nov. 12, 7 p.m. to 8:30 p.m. in the Community Center, light refreshments will be served.

As previously reported (on TownSq and in the [December 2025](#), [April 2026](#), and [September 2026](#) newsletters), the Board of Directors appointed SCOPA to review the By-Laws, which have not been updated since they were adopted in 1976-77 while Fairlington Villages was still under development as a condominium.

The By-Laws can be viewed on our website [here](#), and more information is posted on [TownSq](#).

OPEN HOUSE & TOURS

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about the history of the building and to see the results of the post-fire construction, explore the building, and appreciate the renewed space. Residents appreciated the chance to see our collection of historical documents, including the first set of minutes from 1976.

Light refreshments and food were served during the first two evenings, adding a welcoming touch to the gatherings.

Thank you to everyone who kindly stopped by to see our reconstructed Administration Building and share in this milestone for Fairlington Villages!

Clean out your outdoor dryer vent

MANAGER'S CORNER

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improvements as development moved from South Fairlington to North.

As a result of engineering "field adjustments," the physical placement of the water main shutoff valves in the multiunit buildings is not consistent. The Association does not know and cannot confirm which of the four to six water main shutoff valves in the multiunit buildings serves which of the units. Any tags that might be found on valves inside the cabinet were placed there by the developer at the time of conversion; a master listing was never provided to the Association and the labels have not been maintained.

The unit owner is responsible for the water main shut-off valve and its related maintenance. If you reside in a multiunit building and need to have your water main valve replaced, be sure to have your plumber confirm which valve is yours before any work is started. You do not want to go through the expense of a valve replacement only to discover the valve serves your neighbor's unit!

Board Meeting Highlights

The Board of Directors held a Regular meeting on Oct. 7, 2026. The following are highlights.

A. Hearing – 4813 S. 30th St., B1 – Water and Debris Runoff: Mr. Torres moved having conducted the Hearing and following the review and evaluation of all evidence, argument and/or comments presented to the Board, the Board finds there is a violation of the Association's By-Laws, and Fairlington Villages Handbook. Failed 0-9.

B. Variance – 4621 S. 30th Rd. – Install Egress Window: Mr. Radich moved the Board approve a variance to install an egress window in accordance with the specifications outlined in the variance request. Passed 9-0.

C. Employer's Voluntary Contribution to a Simplified Employee Pension (SEP) Plan: Mr. Reem moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of Oct. 1, 2025, through Sept. 30, 2026. Passed 9-0.

D. Transfer of FY26 Excess Assessments to FY27: Mr. Reem moved any excess of membership assessments collected over and above the member operating expenses of the condominium for the Fiscal Year 2026 (FY26) ending Sept. 30, 2026, shall be applied against member assessments for Fiscal Year 2027 (FY27), commencing Oct. 1, 2026, as provided by Revenue ruling 70-604. Passed 9-0.

E. Minutes Policy: Mr. Torres moved the recently outlined Minutes policy be adopted by the Board of Directors to govern minute taking procedures for all future meetings of the Board and/or any of its Committees. TABLED.

F. Association Reserves Investment Policy: Mr. Reem moved the Board adopt the outlined strategy and procedures for the investment of Association reserves and other non-operational funds. Passed 9-0.

G. Slate Roofs Preventive Maintenance Program Wards I and II – FY27: Mr. Radich moved the Board authorize Management to contract with NV Roofing to provide preventive maintenance repair services on the slate roofs located in Wards I and II at a cost not to exceed \$32,500. Passed 9-0.

H. Foundation Underpinning 2825 and 2827 S. Columbus St.: Mr. Radich moved the Board authorize Management to contract with DESKA Services for the underpinning of the foundation at 2825-2827 S. Columbus St. in the amount of \$77,714 and with Carlson Structural Engineering for an amount not to exceed \$35,000 for construction monitoring and administration. The total cost of this project is \$112,714. Passed 9-0.

I. Sewer Line Replacement 4721-4731 S. 31st St.: Mr. Faherty moved the Board authorize

Management to contract with All Plumbing to replace 55 linear feet of sewer line at 4721-4731 S. 31st St. at a cost not to exceed \$28,700. Passed 9-0.

J. Fall Plant Replacements: Ms. Alvord moved the Board authorize Management to contract with Lancaster Landscapes for plant replacements at a cost of \$23,762.50. Passed 9-0.

K. Fall Pansy Planting: Ms. Alvord moved the Board authorize Management to contract with Lancaster Landscapes for pansies at a cost of \$4,715. Passed 9-0.

L. Bike Rack: Mr. Faherty moved the Board authorize Management to contract for a bike rack with Lancaster Landscapes at a cost of the following: Four bike racks \$822; Bike rack shelter \$1,099; Bluestone patio under shelter \$8,000. Failed 0-8.



ACTIVITIES

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an evening to remember!

Ein herzliches Dankeschön (a heartfelt thank-you) to all our wonderful volunteers: S. A., Mary Cusick, Joyce Giron, Andrew Hanawalt, Pat Horvath, Laurie Kuhl, Tim Kuhl, Angela McNamara, Warene Sheridan, B.F.S., Digliane Sousa-Giron, and Susan Tatum.

No More Organized Tennis or Pickleball this Fall

The Tennis/Pickleball Committee will announce the 2027 Summer Season in the spring. Until then, there will not be any organized drills or play. We encourage everyone to take advantage of the moderate fall temperatures; there is

no reason for players to put down their racquets until it is too cold to hit the courts!

The Tennis Committee held its end of the season social potluck and play on Oct. 3, which was a tremendous turnout. It was a wonderful occasion to thank our volunteers and Joint Committee Chair Soleil You for his coaching and weekly drills. The Tennis Committee would like to also thank all the players who make the weekly drills and social doubles play a success.

Join our [Fairlington Pickleball Facebook group](#) for announcements.

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

North Fairlington News
 Fairlington Villages, A Condominium
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 November Daylight Saving Time Ends	2	3	4 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	5 Leaf & Yard Waste Collection	6	7 Unit Owners Town Hall on By-Laws 10 – 11:30 a.m. Community Center
8 Last Day for Halloween Décor	9 Grounds Cmte 7 p.m., Hybrid Unit Owners Town Hall on By-Laws 7 – 8:30 p.m. Virtual Only	10 SCOPA, 7 p.m. Community Center	11 Veterans Day OFFICE OPEN Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	12 Leaf/Yard Waste Unit Owners Town Hall on By-Laws 7 – 8:30 p.m. Community Center	13	14
15 Year End Holiday Décor Permitted thru January 15	16	17 Community Table 12 – 1 p.m. Community Center	18 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	19 Leaf/Yard Waste Book Club, 6:30 p.m. Community Center Architectural Control Cmte, 7 p.m. Community Center	20	21
22	23	24	25 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	26 Thanksgiving OFFICE CLOSED NO TRASH OR BULK TRASH PICKUP	27 OFFICE CLOSED TRASH WILL BE PICKED UP	28 OFFICE CLOSED TRASH WILL BE PICKED UP
29	30	1 December	2 Board Meeting 7 p.m. Hybrid Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	3 (Adults') Winter Holiday Party 7 – 9 p.m. Community Center	4	5 Morning with Santa 10 – 11:30 a.m. Community Center
6	7 Grounds Committee 7 p.m. Hybrid	8 Last Day to Donate for Toys for Tots and Food Bank Management Office	9 Canasta Club 10:30 a.m.– 1:30 p.m. Community Center	10	11 Book Club Potluck 6 p.m. Community Center	12

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