



North Fairlington News

Historic Fairlington Villages

JANUARY 2020 VOL. 42, No. 1

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

Town Hall Meeting on Jan. 22 on Park Shirlington Redevelopment

Standard Communities, the developer proposing redevelopment of Park Shirlington Apartments located at 44510 31st St. South, Arlington, VA, will present its proposal to the FVACA community on Wed., Jan. 22, at 7 p.m. in our community center.

Park Shirlington is Fairlington's immediate neighbor to the east, as one travels toward the Village Center down 31st Street South. The two-phased redevelopment will result in 612 new apartments and townhomes and renovation of 105 existing homes in Park Shirlington. The property is situated in a "housing conservation district,"

which is designed to make it harder to convert multifamily buildings into single family homes. In Phase I, 189 of the newly constructed apartments will be affordable multi-family housing. Phase II will be comprised of 267 more apartments and 156 townhomes that will be a mix of middle income housing.

Calling for Board Candidates by Jan. 31

THREE OPEN POSITIONS

Three of the nine positions on the Board of Directors will be open for election at North Fairlington's Annual Meeting on Wed., March 25. Directors representing Wards III and V, and one At-Large position will be elected. The Ward III position currently held by Harold Reem, the At-Large position held by Anne Wasowski, and the Ward V position held by Philip Brown, will each be up for 3-year terms.

The Fairlington Villages Board of Directors is an all-volunteer body of nine members who represent the entire community (three) and each ward (six). The Board typically meets the first Wednesday of each month at 7 p.m.

Is your vehicle displaying a 2020 decal for off street parking? If not, then your vehicle is subject to towing!

Decals can be obtained at the management office during regular business hours; please bring your current vehicle registration.

later than Fri., Jan. 31, at 5:30 p.m. in the management office.

CANDIDACY CRITERIA

Candidates must own a unit in Fairlington Villages; be current with condo fee payments; and reside in the ward in which they are running, except for an At-Large seat. Candidacy petitions will be reviewed to confirm eligibility and certified by the Board at its Feb. 5 meeting.

Homeowners may obtain election rules at the management office. For more details on how to become a candidate or questions about the election process, please contact the management office or a Board member.

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Recognizing 15 Years of Service



PHOTO BY EDGAR PEREZ

Board President Terry Placek recognizes Facilities Manager Miguel Galvez for his fifteen years of dedicated service to Fairlington Villages.

CANDIDACY PAPERWORK DUE JANUARY 31

To run for a Board position, file a required Candidacy Petition with 25 unit owner signatures and an optional Candidate Statement, no



Assessing Your Payment Options

The Association provides various methods you can use to pay your monthly condominium assessments. Monthly assessment payments are due and payable on the first (1st) of each month. If you submit your payment after that date, it is already late! There is a grace period through the fifteenth (15th) of each month, after which date your account is subject to a late fee.

Pay by Mailing a Check

The most familiar payment method is the monthly coupon that you send with a personal check in the mail. Please be sure to include your account number on your check and provide plenty of time to reach its destination. Be aware, the metropolitan DC area has been experiencing a delay with payments destined for Norcross, GA, where the Association's Union Bank Lock Box is located. If there is any problem with your mailed payment (failure to include an account number on the check, blocked routing numbers on either the coupon or the check, or damage to the envelope during

mailing), then your payment will not be processed automatically. If a payment cannot be processed automatically, it is still mailed to Dallas, TX, where it will be manually credited to your account. This manual entry can take up to two weeks!

Pay by Direct Debit

The direct debit payment method means your monthly payment is debited from your specified account automatically each month on the fifth (5th) of the month, or if the fifth (5th) falls on a Sunday or federal holiday, then the following business day. There is no fee to use the direct debit payment program, and the amount adjusts automatically at the end of each fiscal year if there is a change to your monthly assessment.

Pay by TownSq Online

You can easily make your monthly payment online using the TownSq account interface. With this online method, you may pay your assessment via credit card or e-check. Please remember, a convenience

fee is assessed by the vendor that manages the secure internet portal to allow for a safe electronic transfer. The service fees associated with online payments are not imposed by the Association, and the Association does not share in any of the proceeds of such fees.

The convenience fee for an e-check is \$2.95. The convenience fee for credit cards varies depending on the credit card. Visa uses a sliding scale — the more you spend, the higher the fee. MasterCard charges a percentage of the transaction, regardless of the amount. These service fees are charged every time you use your credit card! The vendor absorbs the service fees in all commercial transactions.

Pay by Personal Bank Check or Transfer

You can set up one-time or regular monthly payments through your personal bank. These payments can be made either by check mailed to the address you provide, or via ACH transfer, scheduled on the date you select.

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How to Protect Yourself and Your Home This Winter*

The Association has standing Winter Weather Operating Procedures for the common elements of the condominium that are implemented any time a winter weather event is predicted for the area. These procedures include clearing of sidewalks, streets, stairs, and maintaining surfaces to prevent ice.

Following are some tips for keeping safe this winter:

- Turn off the flow and drain water pipes exposed to outdoor cold to prevent freezing.
- Keep your thermostat at 60° Fahrenheit when you plan to be away to prevent indoor pipes from freezing.
- Reverse the direction of

ceiling fans to rotate clockwise and circulate warm air downward.

- Ensure your furnace has been inspected / serviced, has replaced filters, and is in proper working order.
- Make sure your smoke detectors have fresh batteries and are in working order.
- Get any winter supplies you may need, (e.g. ice scraper, snow melt, window washer fluid, snow shovels) now before the inevitable snow.
- Clean the hood, top, and trunk of your car fully after a snow event to avoid being a danger to others. Also ensure your headlights, brake

lights, and turn signals are cleared.

- Don't drive in the snow if your vehicle cannot handle it or if you are not experienced doing so. At best, you may end up stuck, while at worst, you could lose control of your vehicle.
- Be prepared for power outages. Ensure there is enough food, water, flashlights, batteries, an independent phone charger, and toiletries to make yourself comfortable.
- Finally, allow more time for everything!

**Excerpted from The Washington Post Winter Weather Guide, Michael Ruane, Dec. 4, 2019*

Welcome the Grounds Committee Co-chair

Jim Ostroff has been appointed as the new co-chair of the Grounds Committee. A long-time unit owner in Ward IV and member of the Grounds Committee, Jim brings years of landscaping knowledge, historical perspective, and leadership experience to the committee. Together with co-chair Dave Rose and the committee, Jim will continue to recommend proposals to Management and the Board to ensure Fairlington Villages is known for its beautiful grounds.

Join a Working Group in 2020

Fairlington Villages depends on the kindness of volunteers, so please consider helping out. Our working groups focus on a specific topic for a short period of time. Meeting dates listed below; meetings start at 7 p.m. in the community center. You can email the group for more details or attend a meeting.

Amenities Working Group

No meetings yet.
amenities@fairlingtonvillages.com

Egress Windows Working Group
Monday Meeting: Jan. 27.
egresswindow@fairlingtonvillages.com

Emergency Preparedness Working Group

Second Thursday meetings: Jan. 9 and Feb. 13.
emprep@fairlingtonvillages.com

Noise Working Group

Tuesday Meeting: Jan. 14.
noise@fairlingtonvillages.com

— Be green and get this newsletter emailed! Contact the management office for details. —

Manager's Corner Gregory Roby, General Manager, CMCA®, PCAM®



Starting with Thanks

I want to begin 2020 with a sincere thanks to our Board and Committee members who volunteer their time to the Association. Because of them we have year-round social activities, beautiful grounds, and a safe environment. Thanks to our Activities Committee who managed wonderful social events in December.

Thank you to all the vendors and contractors who do excellent work all year, and were so generous contributing door prizes for our Holiday Party. Thanks also to everyone who donated to our Toys for Tots and Arlington Food Assistance Center collections.

Looking for a Chance to Thank You

Sadly, volunteer service at Fairlington has declined. Our standing committees need volunteers to ensure the activities our committees sponsor continue. Most of the activities we all enjoy during the year could not continue without the help of volunteers to lead the committees and liaise with the Board and Management. Please consider giving back to your community this year by volunteering with a committee!

Holiday Schedules for Trash, Leaves, and Trees

TRASH – There is never trash pick up on Sundays. Trash will be picked up on Tues., Dec. 31. Trash will not be picked up on Wed., Jan. 1, so please hold your trash until after 6 a.m. on Thurs., Jan. 2. **LARGE/BULK TRASH** will be picked up Thurs., Jan. 2. **RECYCLING** bins will be put out on Thurs., Jan. 2, and will be collected on Fri., Jan. 3.

LEAF REMOVAL – Do you still have leaves in your yard? If so, then you must bag those leaves and take them to the curb for large/bulk trash pick up on Thursday. Contracted leaf removal on the property has been completed. Throwing or raking leaves into the common area is not permitted at this time of year. **HOLIDAY TREE DISPOSAL** – Arlington County starts tree recycling on Tues., Jan. 2, so please hold your trees until then. Capitol Services will be hauling trees on Tuesday and Thursdays during the first two weeks in January (Thurs., Jan. 2, Tues., Jan. 7, and Thurs., Jan. 9). For your tree to be recycled, Arlington County requires the tree be clean of any decoration.

If you used a bag, then please remove the bag once you get the tree to the curb. If you live in an apartment building, then please clean up any tree needles and debris left in the stairwell and hallways, as they are difficult for the cleaning crew to remove with their vacuum.

Avoid Being Towed in the New Year

Your 2019 parking decal is no longer valid in 2020. If you are parking in a lot without a 2020 decal, then your vehicle is subject to towing without notice beginning Jan. 1, 2020. Please bring a copy of your current registration to the office to get your 2020 decal.

Seeking Connections via Email

We continue to actively solicit email addresses to improve communication. If you have not provided your email address or if you do not know if it is current, then please call us at 703-379-1440 or stop by the office. You can also receive your newsletter as an email attachment, saving the paper and mailing costs.

Activities Around the Village

Get a Fresh Start with the Book Club Jan. 23

The book club will meet on Thurs, Jan. 23, at 6:30 p.m. at the community center. We typically meet and visit for the first 30 minutes. Jan. 23 will be a 2020 planning meeting, as well as a discussion of *Evvie Drake Starts Over* by Linda Holmes. The novel has been a Read with Jenna book club pick, rating 5/5. Please join us if you would like to discuss January's book, as well as weigh in on future reads! We'll provide water and Ledo's Pizza.

You do not have to attend every discussion to participate. Find more details on our Book Club's Facebook page: <https://www.facebook.com/groups/185662778799790/events/>. If you have further questions, email bookclub@fairlingtonvillages.com.

Kick Off Viewing Party on Feb. 2

It's never too early to make plans for Game Day! On Sun., Feb. 2, join your neighbors for pizza, snacks, and beer as we broadcast the Big Game on a big screen with our LCD projector at the community center. Doors open at 6 p.m.

Hunting for April 11 Volunteers

Our Annual Egg Hunt is scheduled for Sat., April 11, from 10 a.m. to 11 a.m. The Activities Committee needs volunteers to arrive at 9 a.m. to help set up for the event and hide eggs. This family-friendly activity is a big affair and we need all hands on deck! Your assistance will be greatly appreciated. To volunteer, please email activities@fairlingtonvillages.com.

Our Adult Holiday Party "Jingle Bell Rocked!"

Fairlington Villages residents had a great time celebrating the season at our Holiday Party in the community center on Dec. 5. Neighbors

mixed and mingled while sipping wine and beer and savoring a generous food spread. Everyone's favorite part of the event is the prize drawing of dozens of awesome items donated by our generous party sponsors. Lucky neighbors won items like gift cards, gift baskets, and jumbo size poinsettias. The evening was a perfect way to celebrate the holidays in the company of friends, new and old.

Special thanks to management staff who planned this wonderful party for our community to rejoice!

Thumbs up for the Holidays



PHOTOS BY
GUY LAND

Left: There is no better praise for our Morning with Santa than getting a thumbs-up from one of our youngest Fairlingtonians! Right: Literati start early in Fairlington. Below: A tiny newbie and family visit with Santa.



Laughing all the way



PHOTOS BY GUY LAND

Fairlingtonians ring in the joyous season at our Holiday Party.



Special Thanks to Our Holiday Party Sponsors

- American Restoration Service, Inc.
- Auto America Service
- Capitol Services of Virginia
- Sean Addison, D. G. Yuengling & Son
- Holden & Co. Insurance
- Kay Houghton, Kay Houghton & Associates – Keller Williams Realty
- Lancaster Landscapes
- Legum & Norman
- Northern Virginia Roofing Company
- Premiere Aquatics



Seasonal Jollification

PHOTOS BY GUY LAND

Young Fairlingtonians behave with mindfulness during our Morning with Santa.



The News is published by
Fairlington Villages,
A Condominium Association

BOARD OF DIRECTORS

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COMMITTEE CHAIRS

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GET SOCIAL WITH US

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Comments, articles, and letters are welcome. The deadline for submissions is the 10th of each month. Please deliver or email materials to the management office. The editor reserves the right to edit submissions.

Board Meeting Agenda Wednesday, January 8, 2020

The following is the preliminary agenda of the Jan. 8, 2020, Board of Directors meeting. The Board invites residents to review the agenda, contact a Board member with concerns or suggestions, and attend. The meeting will be held at 7 p.m. at the community center.

- I. Resident's Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Dec. 4, 2019
- V. Old Business
- VI. New Business
 - A. FY2019 Audit
 - B. Strategic Plan Reporting
 - C. Madwolf Technology Contract Renewal
- VII. Management Action Items
- VIII. Reports
 1. Officers (President, Secretary, & Treasurer's Reports)
 2. Committees
 3. Management's Financial Report
 4. Management's Administrative Report
 5. Maintenance Reports
 6. Operations Report
- IX. Establishment of Next Board Meeting – Feb. 5, 2020
- X. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review in the Association's Management Office at 3001 S. Abingdon St. during regular office hours: 8:30 a.m. to 5:30 p.m. Monday through Friday, and 9 a.m. to 2 p.m. on Saturday. The Board Packet is available for review beginning on the Thursday prior to the regular meeting of the Board.

PAYMENTS

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Pay by Hand Delivery

Fairlington Villages is one of the few Association's in Legum & Norman's portfolio of managed communities that still allows payments to be hand-delivered to the management office. If you use this delivery method, please bear in mind that we can no longer perform payment posting operations and must mail your payment on your behalf to the Union Bank Lock Box, which will delay payment. However, if received on or before the fifteenth (15th) of each month, your account may be charged a late fee, but it will be reversed. Management would like to encourage you to consider a

different payment method to ensure a timelier delivery of your assessment to the Association.



Kudos to eagle eye Adrienne Zaleski for spotting our resident camera man Guy Land at our Holiday Party.

Board Meeting Highlights

The Board held its regular meeting on Dec. 4, 2019. The following are highlights.

New Business

A. Variance Request – 3022 S. Abingdon St. – Remove a Portion of a Load-Bearing Wall Between the Kitchen and the Living Room and Remove a Non-Load-Bearing Wall Between the Kitchen and the Dining Room: Ms. Dies moved the Board approve a variance request to remove a portion of a load-bearing wall between the kitchen and the living room and remove a non-load-bearing wall between the kitchen and the dining room in the unit, in accordance with the specifications outlined in the variance request and drawings, provided there be of record a certified engineer's letter that includes a clear statement that the structural integrity of the building will not be impacted by this work. Passed 6-0.

B. Variance Request – 3087 S. Abingdon St. – Remove a Portion of a Load-Bearing Wall Between the Kitchen and the Living Room and Remove a Non-Load-Bearing Wall Between the Kitchen and the Dining Room: Ms. Dies moved the Board approve a variance request to remove a portion of a load-bearing wall between the kitchen and the living room and remove a non-load-bearing wall between the kitchen and the dining room in the unit, in accordance with the specifications outlined in the variance request and drawings, provided there be of record a certified engineer's letter that includes a clear statement that the structural integrity of the building will not be impacted by this work. Passed 6-0.

C. Variance Request – 3087 S. Buchanan St. – Create a New Penetration for a Kitchen Vent: Ms. Dies moved the Board approve a variance request to create a new penetration for a kitchen vent, in accordance with the specifications outlined in the variance request. Passed 6-0.

D. Disabled Parking Request – 3031 S. Columbus St., A-1: Ms. Dies moved the Board approve Management's action of installing one disabled parking space in parking lot 9 (3011-3033 S. Columbus St.) and approve the request from the homeowner. Passed 6-0.

E. Standard Policy & Variance for Residential Video Doorbells: Ms. Dies moved the Board approve the Standard Policy for Residential Video Doorbells effective Dec. 4, 2019. Passed 6-0.

F. Tree Pruning: Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for tree pruning at a cost of \$26,200. Passed 6-0.

G. Workers' Compensation Insurance Renewal: Mr. Reem moved the Board authorize Holden & Company Insurance to place Workers' Compensation Insurance for the period from Dec. 18, 2019, until Dec. 18, 2020, with Massachusetts Bay Insurance Co. as outlined in the 2019-2020 Insurance Proposal coverage summary. Workers' Compensation: \$12,573. Passed 6-0.

H. Planting Guidelines: Mr. Reem moved the Board establish a policy of planting native and non-native plants, including ornamentals, on the property, with the mix of natives and/or non-natives to be planted at each planting site to be determined by various factors, including whether the site is part of a designated historic streetscape encompassing the community's historic Colonial Revival and Williamsburg-style buildings or if it is located in one of the property's natural areas. Passed 6-0.

I. 2019 Revision of Election Rules: Ms. Dies moved the Board adopt the 2019 Draft Revision of Election Rules as outlined. Passed 6-0.

Management Office

Location

Fairlington Villages
A Condominium Association
3001 South Abingdon Street
Arlington, Virginia 22206

Hours

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
Fax: 703-379-1451
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
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator
Marcus Reed	Administrative Assistant

Emergency

After Hours Emergency: 703-600-6000

Patrol Service

To contact security duty officer, call 571-215-3876. If the officer does not answer, the phone will page him/her. If the officer does not call back within 10 minutes, call again. Security hours: 8 p.m. – 4 a.m. nightly.

ELECTIONS

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ELECTION AND ANNUAL MEETING MARCH 25

The Board election will take place at our Annual Meeting on Wed., March 25, at the community center. The meeting includes presentations by the Board reporting on finances, plans, and major issues and events of the year.

Homeowners may raise questions and comment on issues of concern to the Association. In late February, homeowners of record will receive information on the meeting, including a ballot for director positions, and a proxy form. Owners can vote their proxies online.



Register with TownSq
<https://app.townsq.io/login>

North Fairlington News
 Fairlington Villages, A Condominium Association
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 January 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 December	30	31 New Year's Eve OFFICE CLOSSES AT 12 NOON TRASH PICK UP	1 January OFFICE CLOSED TRASH WILL NOT BE PICKED UP	2 Recycle Your Tree Curbside Large/Bulk Trash Pick Up	3 Recycling Pick Up	4
5	6 Play Group 10 am – noon	7 Recycle Your Tree Curbside	8 Board Meeting 7 pm	9 Recycle Your Tree Curbside Emergency Prep. Working Group 7pm	10	11
12	13 Play Group 10 am – noon Grounds Commit- tee 7 pm	14 Noise Working Group 7 pm	15	16 Architectural Control Committee 7 pm	17	18
19	20 Martin Luther King, Jr. Day OFFICE CLOSED TRASH PICK UP	21	22 Town Hall Meeting 7 pm: Park Shirlington Redevelopment	23 Book Club 6:30 pm <i>Evvie Drake Starts Over</i>	24	25
26	27 Play Group 10 am – noon Egress Windows Working Group 7pm	28	29	30	31 Board Candidacy Paperwork Due by 5:30 pm	1 February
2 Game Day Party 6 pm	3 Play Group 10 am – noon	4	5 Board Meeting 7 pm	6	7	8

Meetings held at the community center unless otherwise noted. Please call the office to confirm.