

# North Fairlington

# News

Historic Fairlington Villages

OCTOBER 2020 VOL. 42, No. 10

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

## Backyard Fencing Replacement Project in Ward I

The replacement of the backyard fencing in Ward I started on Sept. 8. On average, 13 fences will be replaced per week, through the week of Dec. 14, weather permitting.

During Phase 1 of this project, 183 backyard “patio” fences will be replaced. The first part of the project includes the units between 3066-3090 S. Abingdon St., 3057-3079 S. Buchanan St., and 4701-4731 S. 31st St. The second part will include units on S. 31st Road, 4640-4654 S. 31st St., S. Woodrow Street, 3039-3099 S. Abingdon St., and finally S. 30th Road.

Residents of Ward I will be notified as the project moves forward.



PHOTO BY MIGUEL GALVEZ

The fence replacement project gets underway in Ward I.

## Come Round the Office for Your New Parking Decal

### A NEW SHAPE FOR 2021

The shape of the 2021 parking decal is a circle! All Fairlington Villages 2020 parking decals in the shape of a square will expire on Thurs., Dec. 31, 2020. The new 2021 decals are available at the management office starting Oct. 1.

As of Jan. 1, 2021, vehicles without a valid 2021 decal in the shape of a circle in Fairlington Villages’ parking lots are subject to immediate towing at the owner’s risk and expense, with no regard to whether expired permits are displayed.

### MAKE AN APPOINTMENT

Beat the end-of-the-year rush by visiting the office early. Please be sure to wear your mask when

you visit. Every visit to the management office is subject to social distancing. For the safety of all, only one visitor will be admitted to the office at any given time. To avoid the possibility of waiting outside the office while other residents are being served, you can schedule an appointment.

The management office is open Monday through Friday from 8:30 a.m. to 5:30 p.m. and on Saturday from 9 a.m. to 2 p.m. Please note, we will be closed on Mon., Oct. 12. Please call 703-379-1440 or contact us by e-mail at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) to arrange a convenient time for you to pick up your parking decal.



parking decal.

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## County and Commonwealth Funding Provide Critical Support to the Association's Sustainable Landscaping Initiatives

### SUSTAINABLE LANDSCAPING — OUR STRATEGIC PLAN'S VISION

Our Association's *Strategic Plan* (First Edition, September 2019) states that implementing sustainable landscaping practices is a key part of its vision of making "historic Fairlington Villages the community of choice for diverse, multigenerational residents." The Plan's Ninth Goal — "Enhance the Sustainability, Safety, and Appearance of the Community's Grounds" — identifies preservation of the community's tree canopy and effective stormwater management and erosion control as critical elements of a sustainable landscaping program. The Association, the Plan notes, should develop and implement a program of "succession planting to maintain abundant tree cover," and "alleviate drainage, erosion, and other landscaping problems to preserve the integrity, safety, and accessibility of common areas," and "protect our local streams, flora, and fauna."

The Association's annual budget provides the vast majority of the funds required to finance these initiatives. Significant additional funding, however, is available through Arlington County and Virginia Commonwealth programs that Fairlington Villages has participated in for more than a decade.

### TREE CANOPY

Fairlington Villages' 93.3 acres of parklike grounds are home to more than 90 species comprising our tree canopy, many of which are native shade trees, including oaks, tulip poplars, and American lindens and hornbeams. Our policy is to replace these trees on a one-for-one basis when they die, become a serious threat to our buildings, or are severely damaged by storms.

Succession trees may be planted on or near the sites of their predecessors, or at other locations on the property recommended by the Grounds Committee.

Each year the Association's budget contains funding (\$105,000 annually in both fiscal years 2020 and 2021) for tree pruning, removals, and replacements. It has become significantly more challenging to stretch this funding to meet our needs as the tree canopy ages and sustains increasing damage due to more frequent storms, drought, and extended periods of high temperatures. For example, during the last twelve months we have lost a record number of trees, including more than 50 shade or other trees on our common grounds, and some 20 or so additional dead or dying trees located in the sidewalk median strips owned by Arlington County and the City of Alexandria.

Fortunately, our budget does not have to bear all the costs of replacing these trees. For the portions of the common grounds located within Arlington County — Wards 1-5 and a small part of Ward 6 — tree replacements are available through the county's Tree Canopy Fund. This program, originally authorized by the Arlington County Board in 2007, provides free native shade trees to private property owners, including condominium associations, who submit applications. In 2020 the program is providing the Association with 14 trees

valued at an estimated \$7,000, and since 2011 we have received 128 landscape-quality trees valued at \$57,600 (an average cost of \$450 per tree).

Replacement of trees located in the sidewalk median strips is the responsibility of Arlington County and the City of Alexandria. Association management has reported the dead and dying trees in these areas to county and city arborists. The county will remove the trees in its median strips during the fall and winter, and will replace them in the spring of 2021. We are still waiting for the city to provide us with its removal and replanting schedule.

### STORMWATER MANAGEMENT AND EROSION CONTROL

Stormwater management and erosion control comprise another key part of the Association's sustainable landscaping initiatives. Uncontrolled runoff from increasingly frequent heavy rains not only erodes our grounds, but also drains into Four Mile Run, the Potomac River, and ultimately the Chesapeake Bay, significantly degrading the environment. As is the case with the tree canopy, most

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PHOTO BY MARK JOHNSON

A Tree Canopy Fund tree was planted in the median in 2019.

## Tree Canopy Challenges

The last 12 months have been very challenging for the Fairlington tree canopy. Last fall's extreme drought combined with extended periods of high temperatures in the 90s this summer has resulted in the death of a record number of trees. In all, over 50 trees on our common grounds perished, and over 20 trees on the Arlington County and City of Alexandria median strips have died or declined significantly in the last 6 months.

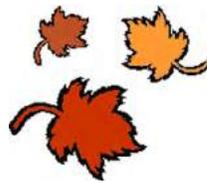
Please avoid parking your vehicle under any trees with substantial amounts of deadwood while we wait for their removal.

The Grounds Committee is developing a replacement plan for the common area trees which includes applications for free tree replacements from the Tree Canopy Fund for the Arlington County portions of our property.

The Tree Canopy Fund provides replacement shade trees and is open to applications from private

property owners, including condominium associations. The program is providing the Association with 14 trees in 2020.

Trees located in the sidewalk median strips will be removed by Arlington County contractors later this year; replacements of these trees will be made in spring 2021 by the county.



### Yard waste + leaf collection

Thursdays at noon on Nov 5 + Nov 12 + Nov 19

*Fall grounds walk-through  
2020 is cancelled*

## LANDSCAPING VISION

*continued from page 2*

of our efforts to control erosion are funded from the Association budget. Each year the budget contains funding (\$19,000 annually in both fiscal years 2020 and 2021) for drainage and erosion control projects.

These projects include construction of West Virginia flagstone swales, retaining walls, small culverts, and our native shade garden landscape pilot plot (located at 2934 South Columbus St.). As is the case with tree replacements, however, our increasingly stretched erosion control funds have been supplemented by two sources of government funding — Arlington County's Stormwater-Wise Landscapes Program and the Commonwealth of Virginia's Soil and Water Conservation Fund.

The county's Stormwater-Wise Landscapes Program pays for 50% of the costs of constructing rain

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## Test Your Knowledge of the Fairlington Villages Landscape

Trivia games have become a popular pastime during COVID-19. We are fortunate to have ample green space in Fairlington to escape confinement and enjoy our urban green spaces. As you walk around the property, test your knowledge of how Fairlington Villages practices sustainable landscaping. Enjoy these fun facts brought to you by the Grounds Committee.

Fairlington Villages:

- Has been a certified Audubon Wildlife Sanctuary since 2014, one of the only condominium associations in this area to be so certified.
- Maintains more than 90 different species of trees throughout the 93.3-acre property; many are native species.
- Boasts a 2015 Arlington County champion tree (white oak – *Quercus alba*) at 3059 South Abingdon St. It is about 125 years old! We can only imagine all that this witness tree has "seen" during its life spanning three centuries. If you are

virtually schooling children you might invite them to research what was happening when this tree was their age.

- Has 8 rain gardens to support storm water management.
- Has a pilot shade garden at 2934 South Columbus St. to showcase landscaping designed especially for shady areas.

Walter Hodges, President of CBI-Fairmac, began the condominium conversion initiated in South Fairlington. He envisioned aesthetically pleasing homes surrounded by trees, shrubs, and flowers. His preference for an "English" flavor in landscaping was, in part, influenced by the fact that the conversion occurred at the time of the U.S. Bicentennial.

Score points if you know:

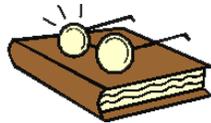
- The original landscaping design followed the "Williamsburg Colonial Revivalist" style.
- The current landscaping design focuses on balancing

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## Activities Around the Village

### Visit High Places with Our Book Club on Oct. 29

Please join us for the Fairlington Book Club virtual discussion of *Mexican Gothic* by Silvia Moreno-Garcia, on Thurs., Oct. 29, at 6:30 p.m. Set in the 1950s, the story follows debutante Noemí Taboada as she receives a desperate letter from her newlywed cousin and travels to High Place manor in the Mexican countryside to investigate. *The Washington Post* describes



this novel as “a feminist horror novel inspired by Gothic classics including *Jane Eyre* and *Wuthering Heights*.”

On Wed., Nov. 18, we will discuss *Killers of the Flower Moon* by journalist David Grann.

Please visit our “Fairlington Area Book Readers Group” Facebook page at <https://www.facebook.com/events/179571083430289/> for the latest information about meeting

details. You do not have to attend every discussion to participate. If you have questions, please email [bookclub@fairlingtonvillages.com](mailto:bookclub@fairlingtonvillages.com).

### Coronavirus Cancellations

We are sorry to announce the balance of this year’s activities have been cancelled due to the pandemic. Despite our earlier hopes, we will miss the Halloween Party, Holiday Party, and Morning with Santa.

### Monday, October 12

Columbus Day  
Office will be closed  
Trash will be picked up

### TREE TRIVIA

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beauty, sustainability, and costs.

- Fairlington Villages continues to maintain the “Williamsburg Colonial Revivalist” look while also integrating sustainability practices — landscaping that addresses stormwater management, soil and water quality, the challenges of dense urban development, pollution, and climate change.

Check out a new Grounds Committee photo gallery file online at [www.fairlingtonvillages.com/committees/grounds](http://www.fairlingtonvillages.com/committees/grounds). It includes pictures of some of Fairlington Villages’ native trees, blooming plants and shrubs, and identifies their locations. The Grounds Committee hopes this new resource will allow residents to take a closer look at our native flora in actual settings.

— Grounds Committee

## Tennis Singles Ladder Ends this Month

The Tennis Mixed Singles Ladder hosted by the North Fairlington Tennis Committee for North and South Fairlington residents will end this month.

Adult players from all skill-levels are encouraged to sign-up and participate.

No-host Friday Night Ladder events are held every Friday from 7 p.m. to 10 p.m. on courts 1 through 3 through Fri., Oct. 16. Players can contact other members of the Ladder to schedule and play matches at their convenience. Please remember to wear tennis apparel on the court.



### THE LADDER TOOL

Interested players should send an e-mail noting their name, phone

number, and preferred e-mail to [tennis@fairlingtonvillages.com](mailto:tennis@fairlingtonvillages.com). Once received, the players will receive a welcome e-mail from

[www.laddero.com](http://www.laddero.com) directing them to activate their account and provides additional information.

### COURT RESERVATION TOOL

If you need some practice time on the court, then use our online booking tool with Skedda. Please email the management office at [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com) with your name, address, email, and telephone number. Upon verification, you will get an email from skedda.com inviting you to register. The courts will remain open after Oct. 16.

## Minimize Your Mosquito Risk

Autumn signifies an end to mosquitoes, but you should continue prevention. Some helpful facts:

- In Virginia, disease threats from mosquitoes include West Nile Virus, malaria, La Crosse encephalitis, Eastern Equine

Encephalitis, Saint Louis encephalitis, Chikungunya virus, and Zika virus.

- Mosquitoes are largely aquatic.
- Only the females bite.
- Mosquitoes are cold blooded creatures.

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



### **Fee Increase Holiday**

A copy of the fiscal year 2021 (FY21) budget and payment coupons were mailed to you last month. If yours has not arrived, then please contact the management office to request a replacement. Please remember that

monthly assessment payments are due by the 1st of each month. There is a grace period through the 15th of each month, after which date a late fee of \$25 will post to your account.

Assessment payments will remain at FY20 levels from Oct. 1, 2020, through the Sept. 1, 2021, payment. We detailed the four payment options and assessment fees in our September 2020 newsletter.

### **Leaf and Yard Waste Collection on November 5, November 12, and November 19**

Our landscape contract provides for the removal of leaves and yard waste from the common property. Removing leaves and yard waste from your backyard is your responsibility. You may move loose leaves and yard waste to the common area for collection by the contractor, provided the contractor has not cleaned the common area. Collection will be on three Thursdays at noon: Nov. 5, Nov. 12, and Nov. 19.

If collection has occurred, then you will need to bag your leaves and yard waste and take the bags to the street. Throwing leaves into the common area after the contractor has already collected for the season is unsightly and damages the turf. If you have any questions about leaf or yard waste removal, then please contact the management office.

### **Curb Your Bulk Trash for Thursday Collection**

Bulk trash should be placed at the street curb, not a curb in a parking lot. Please leave all bulk trash at the city street curb for pick up as outlined in the Association's [Trash Policy](#).

Bulk trash may not be left at the 24/7 trash container location. Bulk trash should not include construction debris from renovations. Contractors must remove these items from the property and are prohibited from placing them curbside.

### **Please Practice Pet Courtesy**

The City of Alexandria and Arlington County ordinances require dog owners remove and dispose of feces from public areas or another person's property. Public areas include city sidewalks and condominium common areas. In addition, the ordinances require all

## **Management Office**

### **Location**

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

### **Hours by Appointment**

8:30 a.m. – 5:30 p.m. Monday through Friday  
9 a.m. – 2 p.m. Saturday  
Closed Sundays and federal holidays

### **Communications**

Telephone: 703-379-1440  
General Info Email: [office@fairlingtonvillages.com](mailto:office@fairlingtonvillages.com)  
TownSq: <https://app.townsq.io/login>  
Website: [www.fairlingtonvillages.com](http://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 patrol service does not answer, then the officer will receive a page. If you have not received a return call within 10 minutes, please call again.  
Security hours: 8 p.m. – 4 a.m. nightly.

dogs to be leashed and under the control of the owner or a responsible person when off their owner's property. Pet owners — please keep these requirements in mind when walking on sidewalks, in common areas behind buildings, and the grounds we all share.



### **Get or Send Notices and Pay Fees**

Register with **TownSq** to receive updates, send notices to the office, and pay your condo fees.

Go to: <https://app.townsq.io/login>

**TownSq** is available for Android and iOS at Google Play and the App Store. Have your account number handy.

If you have a tenant renting your home, please register your occupants so they too may receive **TownSq** updates and announcements.

The News is published by  
Fairlington Villages,  
A Condominium Association

### BOARD OF DIRECTORS

President, At Large Director  
Terry Placek 703-671-7550  
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Melanie Alvord  
mellie.ward6@comcast.net  
Secretary, At-Large Director  
Anne Wasowski  
aw4fair@gmail.com  
Treasurer, Ward III Director  
Harold Reem 703-845-8659  
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Ward I Director  
Jessica Auston  
fvwardi@gmail.com  
Ward II Director  
Ed Stollof  
estollof1@gmail.com  
Ward IV Director  
Andi Dies 703-836-3323  
Ward V Director  
Philip J. Brown 703-637-9152  
PBrownBoard@pjb3.com  
At Large Director  
Larry Straub, 703-989-4863  
larrystraub93@gmail.com

### COMMITTEE CHAIRS

Activities: Alicia Cordero and  
Susan Tatum  
activities@fairlingtonvillages.com  
Architectural Control: Barbara  
Keyser and Sean Keyser  
variance@fairlingtonvillages.com  
Communications/Technology:  
Vacant  
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Grounds: Angela McNamara and  
Jim Ostroff  
grounds@fairlingtonvillages.com  
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Hynes  
pools@fairlingtonvillages.com  
Tennis: Daniel Meshel  
tennis@fairlingtonvillages.com

### GET SOCIAL WITH US

Join TownSq  
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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, October 7, 2020

The following is the preliminary agenda for the Oct. 7, 2020, Board of Directors meeting. Unit owners and residents of Fairlington Villages are welcome and encouraged to attend the meeting of the Board of Directors. The meeting is hosted from the community center with Board members and residents participating by telephone. Due to meeting size limits and social distancing guidelines, residents are discouraged from attending the meeting location personally.

Call-In Number: 703-552-8058; Conference Code: 230349

- I. Residents' Comments
- II. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Sept. 2, 2020
- V. Old Business
- VI. New Business
  - A. Employer's Voluntary Contribution to a Simplified Employee Pension Plan
  - B. Transfer of FY20 Excess Assessments to FY21
  - C. Slate Roofs Preventive Maintenance Program – Wards I and II
  - D. Fall Focal Beds
  - E. Fall Plant Replacement Rules Violation – 2837 S. Buchanan St.
- 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 – Nov. 4, 2020
- X. Adjournment of Meeting

Prior to each regular Board meeting, the Agenda and the Management Report are available for review electronically via email copy or by appointment at the Association's management office at 3001 S. Abingdon St. beginning the Thursday prior to the regular Board meeting.

### DECAL

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#### DECAL REQUIREMENTS

To be issued a 2021 parking decal:

1. Condominium assessments for the unit must be paid and current.
2. A current lease must be on file for rented units.
3. A current automobile registration must be presented for each vehicle for which a permit is being requested.

No decal may be issued unless each of these requirements is met

— there are NO exceptions.  
So, what are you waiting for? Make an appointment to get your new decal today.

**Daylight Saving Time  
Ends November 1**

## Board Meeting Highlights

The Board held its regular meeting on Sept. 2, 2020. The following are highlights.

### New Business

**A. Rules Violation Enforcement – 2837 S. Buchanan St. [Backyard Maintenance]:** Mr. Straub moved a \$50 assessment for a Bylaws violation noted in an Aug. 12, 2020, letter and authorizes a \$10 per day fine for any continuing violations of a similar nature. Management is directed to undertake a clean-up of the limited common element in question as soon as practicable and to invoice Matthew James Garten for reimbursement of costs. In the event of non-payment, the balance is to be levied as an additional assessment against the unit. Passed 7-0.

**B. Variance Request – 3052 S. Buchanan St., C-1 – Create Two New Penetrations for Vents:** Ms. Dies moved the Board approve a variance

request from the homeowner to create two new penetrations in the unit for vents. Failed 1-6.

**C. Variance Request – 2861 S. Buchanan St. – Remove a Portion of A 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 dining room in the unit, in accordance with the specifications outlined in the variance request. Passed 7-0.

**D. Purchase Maintenance Vehicle:** Mr. Reem moved the Board authorize Management to purchase a low-mileage used pickup truck with similar features as the Nissan Frontier, to replace one of the Vantage utility vehicles for use by the Association's

maintenance staff, at a cost not to exceed \$20,000 plus state sales tax. Passed 7-0.

**E. Landscape Restoration Behind 2920-2926 S. Buchanan St.:** Mr. Reem moved the Board approve the landscape restoration project behind 2920-2926 S. Buchanan St. by Lancaster Landscapes at a cost of \$6,005. Passed 7-0.

**F. Ninety Day Sign Moratorium:** Mr. Stollof moved the Board hereby authorize and initiate a ninety (90) day moratorium on the prohibition against the display of signs in the community through Dec. 2, 2020, during which time signs on all subjects not otherwise repugnant or objectionable, or in violation of size limitations and other established specifications, shall be allowed for display. Passed 7-0.

## LANDSCAPING VISION

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gardens — man-made depressions filled with mulch and native plants that slow down and absorb runoff flow and remove pollutants before the water reaches a storm drain. Award recipients are selected through an annual lottery system. Since 2010, the Association has used \$26,000 of these matching funds to construct rain gardens and control erosion in eight locations throughout the property,

including the large rain garden in Ward 5, so-called the "Grand Canyon."

Virginia's Soil and Water Conservation Fund pays for 75% of the costs of constructing sustainable native plant landscaping in areas prone to erosion. To date, the Association has received one award from this program — \$4,923 used to create the recently planted native hillside garden located

between South Dinwiddie Street and South 28th Street.

Besides controlling erosion, our rain and sustainable gardens' native communities also create an important wildlife habitat, especially environments for insect and bird pollinators and

other native species. The presence of a number of these species is important to the health of our soil, plants, and air, and to the maintenance of Fairlington Villages' continuing status as an Audubon at Home urban wildlife sanctuary.

### INVESTING IN THE FUTURE

Our continuing participation in Arlington County's and Virginia's sustainable landscaping and erosion control programs is an investment in the Association's future. In addition to offering significant monetary benefits, the programs provide ongoing support to our Strategic Plan's vision of making historic Fairlington Villages a model of community living attractive to a diverse, multigenerational populace.

### STRATEGIC PLAN AVAILABLE

You can find our *Strategic Plan* at <https://www.fairlingtonvillages.com/HOA/assn19837/images/strategic%20plan%202019-web%20FINAL.pdf>.

— Grounds Committee



PHOTO BY MARK JOHNSON

The "Grand Canyon" rain garden is an example of how Fairlington Villages is curbing soil erosion while providing a pollinator habitat.

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

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**8** *North Fairlington News*  
 October 2020

**Meetings conducted via telephone conference.**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<b>1 October</b>	<b>2</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b> Board Meeting 7 pm	<b>8</b>	<b>9</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>10</b>
<b>11</b>	<b>12</b> Columbus Day OFFICE CLOSED TRASH PICK UP	<b>13</b>	<b>14</b>	<b>15</b> Architectural Control Committee 7 pm	<b>16</b> Tennis Singles Ladder, 7 – 10 pm Courts 1 – 3	<b>17</b>
<b>18</b>	<b>19</b> Grounds Committee 7 pm	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b> Book Club <i>Mexican Gothic</i> 6:30 pm	<b>30</b>	<b>31</b>
<b>1 November</b> Daylight Saving Time Ends	<b>2</b>	<b>3</b> Election Day	<b>4</b> Board Meeting 7 pm	<b>5</b> Yard Waste Collection: Please place leaves curbside by 12 noon	<b>6</b>	<b>7</b>

Meetings conducted via telephone conference unless otherwise indicated. Please call the office to confirm.