



North Fairlington News

Historic Fairlington Villages

DECEMBER 2003

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WWW.FAIRLINGTONVILLAGES.COM

Holiday Party to Ring In Merriment of the Season

Santa Claus will be making his annual stop in North Fairlington to kick off the holiday season.

Come join your North Fairlington neighbors on Thursday, Dec. 11, for the Holiday Party.

Our Community Activities Committee will host the festivities, beginning with caroling from 6:30 to 7:30 p.m. outside the community center. We'll be accompanied by a great brass quartet. (In case of bad weather, we'll move inside.)

You won't want to miss our special guest. Santa is scheduled to come in



from the North Pole (a.k.a., Fire Station 107) during the first hour (unless his ride is hijacked by other duties) for the tree lighting, and will bring goodies for the kids and merriment for all.

At 7:30 p.m., we'll move into the community center for refreshments, more music, door prizes, and holiday cheer until 9 p.m.

The Holiday Party traditionally has been a high point of our social calendar. Residents of all ages are welcome as we continue this festive North Fairlington tradition.

Happy Holidays to All!

Pick up your new parking stickers. 2003 decals expire on New Year's Eve.

Celebrating 60



Fairlington at Fifty author Catherine Fellows talks to Ed Hilz at neighborhood birthday party. See page 3.

Board Delays Decorations Policy

The Board plans in December to revisit a draft standard policy for decorating hallways, front doors and patio fences after review by counsel and additional fine-tuning and hopes to make it effective Feb. 1.

At its November meeting, Board members appeared ready to grant blanket consent to Christmas season decorations, from mid-November to mid-January, that would allow apartment building dwellers to hang wreaths and related items without going through an approval process. Under discussion was a proposal to require removal of decorations only if a hallway neighbor objected to management.

The draft, detailed in the November newsletter, is intended to strike a balance between maintaining architectural conformity and allowing residents limited freedom to decorate, particularly for practices that have long been acknowledged, such as putting door mats in hallways and hanging decorations from backyard fences.

Ward 2 Director Sarah Kish, liaison to the Variance Committee, said the committee rather than management would be responsible

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Condo Completes Phase of Flat-Roof Repairs

Contractors have completed masonry repairs to all units that management believes have suffered chronic water leaks both above and below ground.

With the first phase of repairs to some of the 92 flat-roof buildings behind it, the Association will next turn to putting out for bid the next part of the multi-year project: renovation of scupper boxes and coping stones that top the parapet walls of those buildings.

The first phase, which addressed units in the 2800 block of Columbus and the 2700 block of Buchanan, dealt only with the more expensive task of masonry repairs. The Board of Directors intends to spread the repair of masonry to all of the flat-roof buildings over several years. The masonry

project will cost millions of dollars, according to consultant Margaret Mitnick of Facility Engineering Associates.

Replacement of coping stones atop the parapet walls and scupper boxes – the devices that collect water coming out of holes at the bottom of the parapet walls – will cost perhaps \$300,000, Mitnick said.

Mitnick stressed that residents who continue to have chronic water problems should notify management. The Association has addressed units that reported occasional problems, such as those that had water damage in the storms last February and in the wake of Isabel.

Contractors took a variety of steps to stop leaky basements in about 20 units, including regrading

soil, repairing window flashing and gutters, reattaching downspouts and hoses, and waterproofing foundations – the most expensive solution.

Management intends to suspend the renovation project for the coldest months.

The project was launched after building cracks began appearing during the 2002 summer drought. FEA provided advice about the immediate problem and then turned to the more general condition of 60-year-old buildings that were beginning to need major repairs.

The Board in turn began budgeting for capital projects that will last years and run into many millions of dollars. About a quarter of the Association's \$4.6 million budget is devoted to capital expenditures.

Beaman Resigns from Board

At-large Director Becky Beaman has resigned from the Board, citing a work reassignment that has taken her out of the area. The vacancy will be filled by unit owners during Board elections in March.



PHOTO BY GUY LAND

Becky Beaman and Guy Land.

During her two years on the Board, Becky served as assistant treasurer and led the effort to establish a long-range plan for the Association's infrastructure repair and replacement needs. Her engineering background was helpful in identifying infrastructure issues and developing timelines. The work of her ad hoc committee formed the basis for the Board's increase in reserves in the fiscal 2004 budget.

The Board hates to see Becky leave Fairlington. She has brought the insight, dedication, and judgment to her duties. We are comforted that she will continue to own her unit.

Any owner is eligible to run for the at-large position Becky vacated, though the Board does not plan to fill it before the annual meeting in March. Details on the election will appear in the January newsletter.

Board Rejects Abingdon Offer

The Board of Directors has rejected the latest offer from the owner of the property on Abingdon Street next to the fire station. Realty Fair offered to sell the property to the Association for \$1.3 million, \$200,000 less than it proposed last summer.

Under the 1980 agreement with the developer of Fairlington, the Association has the right of first refusal to buy the parcel, which includes the building now housing a residential maintenance company.

Realty Fair is trying to sell the property and has indicated that it is in discussions with a potential buyer that would conduct commercial activities on the site.

At-Large Director Gary Khalil is exploring potential options, and associated costs and benefits, if the Board were to purchase the property. He expects to report to the Board Dec. 3.

Isabel Tally Comes In

The neighborhood dodged a bullet when Hurricane Isabel swept through the region in September. But cleanup of the grounds still cost residents \$53,000 – about \$30 per household – in payments to two contractors.

The Board of Directors engaged in a round of discussion over the bills, which Director Larry Straub characterized as the equivalent of GS-11 pay rates.

But Director Gary Khalil expressed appreciation that two of the Association's regular contractors were able to supply workers within a day to begin the cleanup, which included disposal of a massive oak tree that split in two but fell harmlessly, while other areas faced major inconveniences for days and weeks in the storm's wake.

The Board approved the payments, 7-1.

Community Center Party Caps 60th Anniversary Activities

More than 100 residents and guests celebrated Fairlington's 60th anniversary at a reception Nov. 1 at the community center, capping a day of activities sponsored by the Fairlington Historical Society and Fairlington Citizens Association. The condo helps fund the historical society.



Alica Overton and Wanda Edwards admire the cover of *Fairlington at Fifty*.

Citizens Association activities included a walk with Arlington and Alexandria tree stewards from the Virginia Cooperative Extension; a plant clinic; a health fair; bicycle registration and crime prevention information; an art studio; free financial counseling at the Cooperative Extension; Ross the Magician; Operation Identi-Child with the Arlington County sheriff's office; Abingdon Elementary School presentation of a

"Project Gift;" and a tree dedication at Abingdon School.

The Society-sponsored reception included recognition of special guests, remarks by Rob Nieweg of the National Trust for Historic Preservation, a presentation of the final proof of *Fairlington at Fifty: 1943 to 1993 - 60th Anniversary Edition* by Catherine Fellows, musical entertainment by Fairlington's own Duo Classique.

Ron Pride of Kota Design was recognized for his pro bono design of the new edition of Fellows's book. Also recognized: Stephanie Greenwald, for design of the FHS logo, letterhead, and the reception program; Jeanne LaFleur, for her initiation of the partnership with the National Trust; Janet Filer, for her T-shirt initiative; the 60th anniversary celebration committee; the 2003 home and garden tour committee; June Pickard, Fairlington's longest-residing resident; and Lorraine Drolet and Judith Greig, who helped secure historic designation.

The society thanked the Association for its support of the society and commitment to historic preservation. President Ron Patterson noted that the condo had provided financial and moral support to the historic designation effort. Fairlington Arbor,



Arlington County Board Chairman Paul Ferguson and City of Alexandria Mayor Bill Euille.

one of the six South Fairlington condos, was commended for its offer to store copies of *Fairlington at Fifty* and the T-shirts.

Arlington County Board Chair Paul Ferguson congratulated the society and recognized Patterson for his "dedication and exemplary service to the residents of Fairlington and to the citizens of Arlington County for his work in preserving our historic treasures." Terry Placek, condo vice president and society trustee, presented Patterson with a commemorative plate.

Guests included Alexandria Mayor Bill Euille, State Senator Patsy Ticer, Delegate Marian Van Landingham, Alexandria Council members Rob Krupicka and Paul Smedberg, Michael Leventhal of the Arlington historic preservation program and neighborhood representatives.



PHOTOS BY GUY LAND

Above: Fairlington's Historical Society Board from left: Ruth Kerns, Cindy Kunz, Sandy Hodapp, Terry Placek and Ron Patterson. Left: Duo Classique's Lynn Hertel on flute, Giogia Cavallaro on guitar (photo by Harold Reem).

Activities Around the Grounds

Pool Ideas Sought

All residents are invited to a pool committee meeting Dec. 2 at 7:30 p.m. in the community center to offer their ideas about renovation of North Fairlington's six swimming pools anticipated to begin after the 2004 season.

The Association expects to spend \$100,000 per pool on the first renovation since the condo conversion.

No Games Night in December

Games Night, the monthly Sunday night gathering in the community center to play various board and card games, will not be held in December because of the approach of Christmas. It is expected to return in January.

Book Group - In the Season's Spirit

In the ebb and flow of its regular membership (and as interest in a particular selection may wax or wane), the Book Group is hoping to add some new members and is always open to broadening its interests.

The North Fairlington book group

will discuss *Skipping Christmas* by John Grisham at its Dec. book meeting. The third-Wednesday gathering always begins at 7:30 in the community center.

The January book is *The No. 1 Ladies Detective Agency* by Alexander McCall.

For information call Alica Overton, 703-578-3201.

Why We Look As Good As We Do

What was your first impression of North Fairlington when you drove through on your first house-hunting visit? It was probably favorable. Most residents admit the aesthetic beauty of the grounds is one of the top selling points, whether buyer or seller.

The Building & Grounds Committee is the group of neighbors that most influences our colorful flora and recommends building improvements, and we need help. The committee

meets on the third Monday of every month.

Many items fill the monthly agenda. Among others, the primary rotational maintenance projects are tree replacement/pruning, garden bed maintenance/enhancement, and soil erosion problem-solving. New issues arise monthly and on schedule.

The committee chair and the six wards (when we have six) present problems and solutions to the Board of Directors and residents.

B&G grounds modification request forms, which are being updated, are required when a resident proposes improvements to the grounds. The forms are available in the office and on the website.

We need more full-time members and we desperately need a representative for Ward 5. Please call the office if you can lend a hand.



Board Clarifies Association Responsibility For Crack Repair

The Association is responsible for the repair of interior wall cracks that result from a "casualty" such as a storm, fire, or other catastrophe, under a resolution the Board of Directors approved in November. Homeowners generally continue to be responsible for cracks not resulting from a casualty.

The refinement of the policy grew from the building cracks discovered amid the summer drought in 2002. The Association generally is responsible for "casualty" losses, which as used in the insurance industry means a serious and unexpected event.

Drawing on Facility Engineering Associates' finding that the 2002 cracks were caused not by slippage of marine clay under the foundation - the first suspect - but by water infiltration through exterior walls and roof joints, Association counsel Peter Stackhouse concluded that those cracks are not the result of a "casualty."

Under the bylaws, owners generally are responsible for unit interiors except where damage results from a casualty. The resolution clarified the Association's responsibility, and the Board did not address whether the Association would assume costs for any other non-casualty damages.

Unit owners may seek claims from their insurers for the repairs that fall outside the Association's responsibility, Stackhouse wrote in August.

Condo Satellite Policy

Because of increasing violations of the Association's satellite dish policy, residents are reminded of the rules concerning their installation:

- They may be installed within and below patio fence lines but they cannot be attached to a condo fence.
- They cannot be affixed to a balcony floor, ceiling, rail, wall and/or other structure providing support to the balcony.
- They cannot be installed on the outside wall of a unit or on a roof.
- Within those restrictions, antennae and dishes must be no bigger than one meter in diameter.
- Residents may not drill a hole in an exterior wall without a variance from the Board of Directors (and none has been approved).
- Devices cannot be more than six and a half feet above the ground, patio or balcony floor without a variance.
- Residents can have a satellite dish inside their units.

Manager's Corner

Bill Reynolds



Christmas Tree Bags Are Here – Many of you will be purchasing live trees, which could be responsible for needles in your carpet for months. We have a solution: Please stop by the office and pick up a free bag before you mount your tree, so that when you have removed the decorations, you may simply pull the bag up over the tree and remove it from the building.

To dispose of your Christmas tree, please take it outside to the curb on Tuesdays or Thursdays during January. If you live in an apartment building and you don't use a tree bag or the tree bag leaks needles, please clean up any debris in the stairwell and hallway.

Gutter/Scupper Box Cleaning – The maintenance department will be continuing with the gutter/scupper box cleaning program during December. Maintenance workers on ladders will be in the yard around buildings, so it would be prudent for you to close your bedroom and bathroom window coverings when those rooms are in use. There will be some bothersome noise, most of it caused by the man lifts. Work will be taking place weekdays during business hours starting about 8 a.m. Thank you for your patience.

Outside Water Faucets – We have shut off the common area faucets to which we have access. With freezing temperatures upon us, residents should have shut off their outside faucets. This applies to all townhouses and many of the A level apartments. If you have a shut off valve within your control, failure to shut off this valve could lead to significant costs for you next spring. If you live in an A level apartment unit and don't know if you have control over a shut off valve, please call the office.

Snow Season Is Here – It is our goal to remove snow promptly, however we have to assign priorities to certain items. These are first, clearing streets for emergency vehicle access; clearing parking lots, building steps and entrance walkways; and finally sweeping snow from all other sidewalks.

The office has a limited number of snow shovels available for you to borrow. Please return it as soon as you are done with it so that it is available to others.

Other Winter Reminders:

Hoses – All hoses should be disconnected from the faucets. We will be picking up our hoses on or shortly after Dec 15. If you have a personal hose outside please take it in for storage before then.

Winter Absence Precautions – If you plan to be gone from your unit during cold weather, please remember to leave your heat on and set your thermostat at no less than 60 degrees. Leave kitchen and bathroom cabinets open.

Space Heaters – For your safety and ours, please keep the area around heaters clear of clutter. Avoid the use of

Property 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
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Service Request Email: service@fairlingtonvillages.com
Website: www.fairlingtonvillages.com

Staff

Bill Reynolds	General Manager
John Tetstill	Facilities Manager
Susan Shepard	Operations Manager
Trish Lall	Assistant General Manager
Hassan Patton	Receptionist

Emergency

After Hours Emergency: 703-600-6000

Patrol Service

To contact security duty officer, call **703-946-2957**.
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 office hours: 7 p.m.-5 a.m. Sunday through Thursday,
5 p.m.-5 a.m. Friday and Saturday.

extension cords with heaters.

Trash Pickup – Beginning Jan. 2 (there is no trash pick-up New Year's Day), trash contractor Capitol Services will begin picking up trash at 9 a.m. Many of you have observed that Capitol doesn't pick up trash until later and have dropped trash after 9, sometimes after the truck has been by. Please dispose of trash by 9 with the new year.

Thanksgiving Trash – There will be no trash or bulk item pick-up on Thanksgiving Day. Regular trash pick-up will take place Friday. Bulk item pick-up also will take place Friday, so please do not place bulk items out for pick-up on Wednesday evening.

Tree Pruning & Removal – You all saw the amount of downed trees, limbs and debris strewn around the property by hurricane Isabel. Had we not maintained an annual program of tree pruning and removal, damage could have been significant. This year's tree removal and pruning, to be executed by two contractors, will be underway during December. Trees scheduled for removal – those identified as dying or posing a safety hazard – will be

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The News is published by
Fairlington Villages,
A Condominium Association

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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 December 3

The following is the preliminary agenda of the Nov. 5 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. Homeowner Forum
- II. Special Presentation – Draft Resident’s Manual
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – Nov. 5
- VI. Old Business
 - A. Standard Policy for Decorating Shared Common Areas & Limited Common Areas
 - B. Tree Removal – 2833 Columbus St.
 - C. Pool Contract 2004 - 2006
- VII. New Business
 - A. Trash Violation – 4859B 28th St.
 - B. Trash Violation – 4615 30th Rd.
 - C. Variance Request – 2901 Buchanan St. (Front & Rear Door Replacement)
 - D. Variance Request – 4826 30th St. (Door Knob Replacement)
 - E. Rules Violation – 2970 Columbus St., C1 (Satellite Dish)
 - F. Rules Violation – 2991 Columbus St., A1 (Backyard Maintenance)
 - G. Reimbursement Request for Towing Charges - 2852 Buchanan St., B1
 - H. Foreclosure Authorization – 3046 Buchanan St., A2
 - I. Pool Furniture Repairs
 - J. Resident Email Program
- VIII. Management Action Items
- IX. Reports
 1. Officers (President and Secretary)
 2. Treasurer’s Report
 3. Committee Reports
 4. Management’s Financial Report
 5. Management’s Administrative Report
 6. Maintenance Report
- X. Establishment of Next Board Meeting – Jan. 7, 2004

The agenda and the management report are available for review in the management office. The Board packet is available for review beginning on the Thursday before the meeting.

Decorations Policy

Continued from Page 1

for reviewing applications to place certain allowed decorations in hallways and on shared porches. The policy would require applicants seeking a decoration to obtain the signed agreement of a resident from each of the other units in an apartment building.

The policy would allow residents to place objects on window sills only if they block no more than a quarter of the window area and are neutral in color, consistent with current rules. Low wattage electrical lamps or lights are permitted.

Board Notes

The Board of Directors met Nov. 5. The following are highlights.

Old Business

A. Exterminator Charge Reimbursement - 4645 30th Rd.: Ms. Beaman moved to approve a request for reimbursement of an exterminating charge of \$175. Passed 7-1.

B. Violation Enforcement - 2807B Abingdon St.: Ms. Beaman moved to assess \$50 for a violation of the bylaws and direct management to remove satellite dish mounting anchors and exposed wiring and restore the brick to its original condition at the homeowner's expense. Passed 8-0.

C. Standard Policy for Decorating Shared Common Areas/Limited Common Areas: Ms. Kish moved to approve a standard policy for decorating shared common areas and limited common areas, subject to legal counsel review. Tabled, 8-0, for revision and counsel review.

New Business

A. Variance Request - 2820 Columbus St. (bench in common area): Ms. Kish moved to approve a request to place and maintain a bench in the common area outside the front entry door of the unit, on the shared sidewalk. Passed 8-0.

B. Variance Request - 3085 Woodrow St. (satellite dish): Ms. Kish moved to approve a request to mount a satellite dish on the exterior of the fence located in the rear of the unit. Failed 0-8.

C. Variance Request - 2808 Abingdon St. (replace rear entry door): Ms. Kish moved to approve a request to replace the rear entry door with a wooden door with nine glass panels. Failed 2-6.

D. Variance Request - 4911 31st St. (structural wall removal): Ms. Kish moved to approve a request to remove the wall between kitchen and dining room and move the wall between kitchen and living room in accordance with specifications. Passed 8-0.

E. Tree Removal - 2833 Columbus St.: Mr. Burke moved to authorize management to contract with Lancaster Landscapes to remove a tree for \$2,400. Tabled, 8-0, to allow

management and the Building & Grounds Committee to perform tasks associated with the project and report to the Board.

F. Isabel Landscaping Storm Damages: Mr. Burke moved to authorize payment of landscaping invoices to Lancaster Landscapes and J. L. Tree Service for removal of trees, limbs and debris from the property for \$53,000. Passed 7-1.

G. Responsibility for Repair of Building Movement Cracks: Ms. Beaman moved to approve a policy under which the Association would assume responsibility for repair of cracks inside units that are the result of a "casualty," consistent with the opinion of Association counsel. Passed 7-1, roll call. Yes: Ms. Beaman, Mr. Burke, Ms. Cassidy, Mr. Khalil, Ms. Kish, Mr. Land, Mr. Lowe. No: Mr. Straub.

H. Reset Storm Drain - 4879 28th St.: Mr. Burke moved to approve Chamberlain Contractors to regrade the storm drain located in parking lot 33 (28th Street) for \$3,000. Passed 8-0.

I. Drainage Repair - 3046 Buchanan St.: Mr. Burke moved to approve Lancaster Landscapes to perform drainage repairs behind 3044-3046 Buchanan St. for \$2,195, including restoration of the grounds. Passed 7-0-1.

J. Tree Pruning - Removal and Replacement: Mr. Burke moved to authorize management to contract for \$20,000 of tree pruning and removal, to include as many addresses as possible from a management list, and \$4,400 for tree replacements. Passed 8-0.

K. Pool Contract 2004-2006: Ms. Beaman moved to approve a letter of intent with Continental Pools to provide pool management for the 2004-2006 seasons, for \$113,500 to \$119,480 in 2004, a 2 percent increase in 2005 and a 1 percent increase in 2006, with operating hours to be determined. Passed 8-0.

L. Abingdon Street Property: Ms. Beaman moved to approve the pur-

chase of commercial property known as Lot 2C, Section 2, Block 10 for \$1.3 million. Failed 1-7.

M. Staff Holiday Bonuses: Ms. Cassidy moved to authorize \$3,725 plus FICA taxes for holiday bonuses for the Association staff to be distributed as recommended by the management agent and approved by the president and treasurer, with length of service to be a guideline. Passed 8-0.

Continental Would Be Granted Three-Year Pool Renewal

Incumbent contractor Continental Pools would be granted a three-year contract extension under action the Board of Directors is pursuing.

Pool operations (not maintenance) are expected to cost the Association a little less than \$120,000 next year. The Board is pursuing an extension that would grant Continental a 2 percent increase in 2005 and 1 percent above that in 2006.

Operating hours will be determined later. The Board planned for a reduction equivalent to an hour a day per pool when it approved the 2004 budget.

The Board, Management and Pool Committee have yet to address the renovations that are envisioned to take place after the 2004 season. Residents are invited to offer their suggestions – whether some design elements should be changed when the pools are rebuilt a year from now.

Manager's Corner

Continued from Page 5

marked with blue or yellow colored ribbons. Trees scheduled for pruning will be marked with a red or orange ribbon. If you have any questions or concerns about any trees identified for removal please call Susan Shepard in the office.

**Check out the latest
www.fairlingtonvillages.com**

Upcoming December Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
	1 <i>December</i>	2 Community Meeting on Pool Renovations 7 pm	3 Board Meeting 7 pm	4 Historical Society 6:30 pm	5	6
7	8 Activities Committee - 7 pm	9 FCA Annual Meeting & Election 7:30 pm	10 Communications Committee - 7 pm	11 Community Holiday Party 6:30 pm	12 Santa Ride Fire Dept. 7 pm	13
14	15 B&G Committee 7 pm	16 Parking, Security & Traffic 7 pm	17 Book Group <i>Skipping Christmas</i> by John Grisham 7:30 pm	18 Variance Committee 7 pm	19	20
21	22	23	24	25 <i>Christmas</i> Management Office closed No trash pick up	26	27
28	29	30	31	1 <i>January</i> Management Office closed No trash pick up	2	3
4	5	6 Historical Society 6:30 pm	7 Board Meeting 7 pm	8 Activities Committee - 7 pm	9	10

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

North Fairlington News
Fairlington Villages, A Condominium Association
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