



North Fairlington News

Historic Fairlington Villages

DECEMBER 2004

VOL. 26, No. 12

WWW.FAIRLINGTONVILLAGES.COM

Join Us for Our Annual Holiday Party



PHOTO BY GUY LAND

Santa arrives at the 2003 Holiday Party.

North Fairlington's annual Holiday Party has something for everyone, so please join us for the calendar's most popular event on Thursday, Dec. 9 at the community center.

The party starts at 6:30 p.m. with an old-fashioned sing-along of traditional Christmas carols and other seasonal favorites. We will assemble inside and have a pianist to lead us.

At 7 p.m., Santa Claus may stop by for a visit on his new fire truck (if other duties don't delay him) and bring goodies and treats for all the kids. We hope he will be there for the

tree lighting.

At 7:30, the Community Activities Committee will host a fabulous spread of food and drink, more music, door prizes, and neighborly cheer until 9 p.m.

Each year our Holiday Party has been a high point of our social calendar, and residents of all ages came for last year's celebration. It's a good way to see your neighbors and meet new friends.

So join us as we continue this festive North Fairlington tradition. Happy Holidays to All!

Flat Roof Repairs Underway

Northeast Contracting last month began a six-month program of repairs to all 92 flat-roofs on the property. Some of the coping stones that cap the parapet wall have cracked and joints have separated. A number of units have suffered water damage when the rain collector box clogs, allowing water to build up in the scupper, the open area in the parapet wall between the roof and the collector box. The program will make these areas water tight, reducing many of the areas that can allow water to leak into the building.

The program only affects flat roof buildings directly, but residents of many adjacent pitched-roof buildings will be affected by construction activity. Repairs will include:

- Replacing existing coping caps with sheet metal flashing designed to match (as closely as possible) the existing coping caps. The replacement will have fewer seams, be more waterproof and require less maintenance.
- Providing through-wall scuppers, making the opening between the roof and the rainwater collector box water tight, thus eliminating most of the leaks now associated with the flat roofs.
- Installing new collector heads that collect and remove water faster.
- Replacing missing or broken bricks, associated with the coping.

Society House Tour



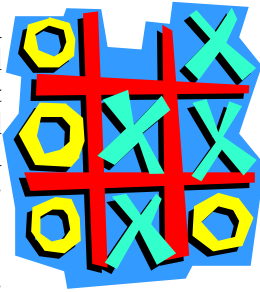
PHOTO BY GUY LAND

Terry Placek and Susan Kernan share a laugh at the Fairlington Historical Society's Nov. 19 organizational meeting for the 2005 Home and Garden Tour. The tour will be held May 14. Residents who want to show off their awesome renovations should contact the society.

Activities Around the Grounds

Games Night

The monthly North Fairlington Games Night offers residents and friends an opportunity to meet neighbors over cards and board games. Please join us Dec. 19 from 7 to 9 p.m. at the community center.



Historical Project to Begin

The Fairlington Historical Society will launch an oral history project, "Voices of

Fairlington." Volunteers for the project will meet for a training session with Judy Knudson of the Arlington County Public Library at 9:30 a.m. on Feb. 19, 2005, at the North Fairlington Community Center. All are welcome. Please contact Cynthia Kunz at 703-578-4895 or cynthiakunz@comcast.net to make a reservation for the class or with any questions.

For other information about the society, please contact Sandy Hodapp at 703-379-6860 or Sandyh116@aol.com or see the Web page, <http://www.fairlington.org/>.

Fall Walk-Through



PHOTO BY GUY LAND

Tom Burke, Stuart Stone, James York, Sharon Bisdee and Kay Speerstra discuss conditions of the grounds at the Fall Walk-Through on Nov. 6.



Have you picked up a

2005

parking decal

at the office?

Shorter to Chair Pool Working Group

Olivia Shorter will chair a special working group tasked by the Board with developing an overall plan for the renovation of Fairlington's six pools. No stranger to Association activities, Shorter previously chaired the Communications Committee, guiding the newsletter and the revamping of the Association's website.

Fairlington's pools have reached their life expectancy, and over the next few years they must all be renovated if they are to continue to serve our residents. Before launching a multi-year renovation project, the Board wants to develop a comprehensive plan for any changes in the configuration of the pools. The working group will work to craft that overall plan.

Renovating the pools to the exist-

ing layout and design will cost \$80,000 to \$100,00 per pool.

The working group will take into account the almost 400 responses to a short survey that was distributed at each of the pools in August and in the October newsletter.

The working group includes users of each of North Fairlington's pools – long-time residents and new arrivals, renters and owners. Because Fairlington Court pays to use our pools, a Fairlington Court resident is on the committee.

Members of the working group include At-Large Directors Terry Placek and Roger Lowe, Pool Committee Chair Toni Castagnolo, Sara Neuzil, Susan Berry, Paul Emig, Arline Kerrigan, Meredith Nelson, Victor Morales, Carole Bennett, Paul Lazarr,

Beth Longo, Peter Irvine, Susan Phillips, Joe Hartman, Betsy Hogue, Marty Ganderson, Jennifer Sledge, and Carol Mackela.

The Board expects to make a decision on the renovation plan next fall.

Holiday Season Decorations Permitted



Under a policy approved last year, residents have a blanket waiver to hang traditional Christmas and

other seasonal decorations in common areas from Nov. 15 to Jan. 15. The old policy barred Christmas displays, though the Board of Directors generally did not enforce the strict no-decorations standards.

Manager's Corner

Bill Reynolds



Gutter/Scupper Box Cleaning – The maintenance department will continue the gutter program during much of December. Maintenance men will be working on ladders in front and behind buildings and in backyards removing leaves from the gutters. It would be prudent for you to make sure that your bedroom and bathroom window coverings are closed when those rooms are in use. Although there will be some bothersome noise, most of it will be caused by the man lifts, which are motor driven and is beyond our control. Work will be taking place weekdays from 8 a.m. to 5 p.m. Thank you for your patience.

Christmas Tree Bags Are Here – Many of you will have live Christmas trees, and after the holiday you might have needles in your carpet for months. Our solution: a tree bag. Please stop by the office and pick-up a free bag. If you put it on the floor below you set up your tree, then when you prepare to take it down, you can simply pull the bag over the tree and remove it from your unit. (The bag must be placed between the tree and the stand or under the stand.)

Holiday Tree Disposal – After the holidays, to dispose of your 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 caused by the tree, as they are difficult for the cleaning crew to remove with their vacuum.

Outside Water Faucets – We have shut-off the common area faucets to which we have access. With freezing temperatures upon us, if you haven't already shut off your outside faucet you should do so right away. This applies to all townhouse residents and many of the A level apartment building residents. If you have a shut-off valve within your control, failure to close it could lead to significant costs for you next spring. If you live in an A or B (with basement level storage room) level apartment unit and don't know if you have control over a valve, please call the office.

Snow Season Is Here – It is our goal to remove snow promptly, but we have to assign priorities: first, clear streets for emergency vehicles, then clear parking lots, and finally shovel sidewalks.

The management office has a limited number of snow shovels available for borrowing. If you borrow a shovel please return it to the office as soon as you are done with it so that it is available to other residents. During heavy snows your patience is appreciated.

Red Reflectors – Many of you marked your flowerbeds with reflectors this past year as an indicator that you would maintain your bed. Some reflectors still remain. Please be

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
General Info Email: office@fairlingtonvillages.com
Service Request Email: service@fairlingtonvillages.com
Website: www.fairlingtonvillages.com

Staff

Bill Reynolds	General Manager
Susan Shepard	Operations Manager
Miguel Galvez	Maintenance Manager
Trish Lall	Assistant General Manager
Julia Dickerman	Resident Services Coordinator

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 hours: 8 p.m.-5 a.m. nightly.

advised that all remaining reflectors will be removed from common area beds.

Winter Reminders

Hoses – should be disconnected from the faucets. Maintenance will pick up all condo hoses on or about after Dec.15. If you have your own hose outside, please take it in for storage before that date.

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 and leave open kitchen and bathroom cabinet doors.

Space Heaters – For your safety and ours, if you use a space heater, please keep the area around it clear and free of clutter. Also avoid the use of extension cords. **DO NOT USE OIL OR PROPANE HEATERS INDOORS.**

Celebrate the season
at our Annual Holiday Party
Thursday, December 9 at 6:30 pm

The News is published by
Fairlington Villages,
A Condominium Association

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Designer MBC ink

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Carmel Cassidy 703-379-1610
Secretary, Ward 6 Director
Tom Burke 703-379-8279
Ward 4 Director
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Ward 5 Director
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Terry Placek 703-671-7550
At-Large Director
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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 Dec. 1

The following is the preliminary agenda of the Nov. 3 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. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Nov. 3
- V. Old Business
- VI. New Business
 - A. Trash Violation – 2820 Buchanan St.
 - B. Trash Violation – 4601 31st Rd. C2
 - C. Variance Request – 3018 Columbus St. (Kitchen Vent Installation)
 - D. Variance Request – 2880 Buchanan St. (Front & Rear Door Replacement)
 - E. Rules Violation Enforcement – 3008 Columbus St. A2
 - F. Rules Violation Enforcement – 3059 Buchanan St. C1
 - G. Retaining Wall Repairs
 - H. Patrol Service Contract
 - I. Reserve Study RFP
 - J. Arlington County Trash Collection Proposal
- VII. Management Action Items
- VIII. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- IX. Executive Session
- X. Establishment of Next Board Meeting – Jan. 5, 2005
- XI. Adjournment of Meeting

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.

Outside Auditor Examines Association's Books

David Bremer, CPA, of Ahlberg & Company, an independent accounting firm, is nearing completion of the annual audit of the Association's financial records for fiscal year 2004.

Bremer will formally present his audit report to the Board at its January 2005 meeting. The auditor also makes a report to the homeowners at the Association's annual meeting in March.

The Association expects to show a modest surplus for fiscal 2004. This will likely offset 2003's deficit of \$61,000.

**REMINDER: There will be no trash pick up
on Christmas Day and New Year's Day.**

Board Notes

The Board met Nov. 3. The following are highlights.

New Business

A. Trash Violation – 3020 Buchanan St. B-1: Ms. Placek moved to assess a \$50 trash charge. Failed 0-9.

B. Trash Violation – 4920 29th Rd.: Ms. Kish moved to assess a \$50 trash charge. Passed 9-0.

C. Request for Waiver of Trash Removal Fee – 2903 Columbus St.: Ms. Kish moved to waive a \$150 trash removal fee. Failed 2-7.

D. Variance Request – 4610 31st Rd. (Cable Installation): Ms. Wolfe moved to approve the homeowner's request to permit the cable line installed on the side exterior wall. The homeowner would be responsible for ensuring that the penetration is sealed and for potential damages. Failed 0-9.

E. Variance Request – 3073 Buchanan St., C1 (HVAC Line Installation): Ms. Wolfe moved to approve the homeowner's request to make a building penetration through the rear exterior brick wall at the roofline, not to enter the roof, fascia or gutter, to run HVAC lines across and up the back exterior of the building with the vertical line to be covered by a downspout. The homeowner would be responsible for ensuring that the penetration is sealed and for po-

tential damages. Passed 9-0.

F. Rules Violation Enforcement – 4907 29th Rd., A1 (Failure to Remove Vines from Building): Ms. Cassidy moved to assess a \$50 rules violation and authorize management to contract for the cleanup of the vines on back of the building, at the homeowner's expense. Failed 0-9.

G. Rules Violation Enforcement – 4811 31st St., A2 (Failure to Clean Up Back Yard): Mr. Burke moved to assess a \$50 bylaws violation and authorize management to contract for the cleanup of the backyard including removal of vines on the back of the building, at the homeowner's expense. Passed 8-1.

H. Newsletter Design/Layout Contract: Ms. Loudenslager moved to approve the proposal from MBC Ink, to produce a monthly newsletter from December 2004 through November 2005 for \$5,280 (\$440.00 per issue), plus \$50 per issue for preparation and submission of printer-ready and web-ready editions; and when approved in advance by the managing editor, \$30 per hour for additional services. Passed 9-0.

I. Newsletter Printing Contract: Ms. Loudenslager moved to contract with Global Printing, Inc. for the pe-

riod December 2004 to November 2005 to produce an eight-page monthly newsletter at a cost of \$977 per issue (including paper, labeling, saddle-stitching and delivery to post office), and \$1200 for the August colored-photo issue. Management is authorized to submit a monthly electronic file containing the names and addresses of all non-resident and resident owners and renters to Global Printing for the distribution of the monthly newsletter. Passed 9-0.

J. Replacement Plants: Mr. Burke moved to contract with Lancaster Landscapes to replace missing and dead plants in renovated beds for \$10,000 plus tax. Passed 9-0.

K. Staff Holiday Bonuses: Ms. Placek moved to authorize \$3,575 plus FICA 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 as a guideline. Passed 9-0.

L. Concrete Repairs: Ms. Placek moved to authorize management to expend up to \$21,000 for concrete repairs, in lieu of the funding limitation of \$14,000 prescribed by the resolution approved Aug. 4, 2004. Passed 9-0.



PHOTO BY GUY LAND

Workers measure the dimensions for the redesigned intersection at 29th Street and Buchanan. The work included removing the median and narrowing the intersection to make it safer. The work on the intersection itself should be completed by early December, but repaving is not likely to occur until the spring.

County Considers New Policy On Multi-Family Trash Collection

Arlington County is considering a proposal to require all multi-family properties, including condo associations, to use trash collection services provided through the county. Many communities, like Fairlington Villages, currently handle their own trash collection. Under the concept being studied by the county, this would no longer be permitted.

Fairlington Villages provides trash pick-up six days a week, plus weekly recycling, through a private provider. The condo association negotiates the price with the contractor, establishes the hours for pickup, and imposes a charge on unit owners who fail to follow the trash policies.

The County Board will soon be asked to authorize a feasibility study for moving to the new system. Although the details are still in the initial discussion stages, under one scenario the Association would potentially be required to provide dumpsters at strategic locations all across the property. The Board has traditionally opposed this because of the likelihood of creating an eye-sore and attracting rats, squirrels, and other creatures.

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> Board of Directors 7 pm	2 Reserves & Infrastructure Committee - 7 pm	3	4
5	6	7	8 Communications Committee - 7 pm	9 Community Holiday Party 6:30pm	10	11
12	13 Reserves & Infrastructure Committee - 7 pm	14 FCA Meeting 7:30 pm (S Fairlington CC) Tennis Committee 7 pm	15	16 Variance Committee - 7 pm	17	18
19 Games Night 7 - 9 pm	20 B&G Committee 7 pm	21 Parking, Security & Traffic Committee - 7 pm	22	23	24 Management Office Closed	25 Management Office Closed NO Trash Pick Up
26	27	28 Apartment Hallway Committee - 7 pm	29	30	31 Management Office Closed	1 <i>January</i> Management Office Closed NO Trash Pick Up
2	3	4	5 Board of Directors 7 pm	6 Reserves & Infrastructure Committee - 7 pm	7	8

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

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Fairlington Villages, A Condominium Association
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