



North Fairlington News

Historic Fairlington Villages

JANUARY 2005 VOL. 27, No. 1

WWW.FAIRLINGTONVILLAGES.COM

One Director Up for Election at Annual Meeting March 30

One of the nine positions on the Board of Directors will be open for election at North Fairlington's annual meeting on March 30.

The Ward 3 director will be up for a three-year term. Carmel Cassidy had not decided whether to stand for reelection at press time.

All candidates for Board positions must own a unit in the Association,

and candidates must reside in the ward in which they are running. Interested homeowners should contact a Board member or the management office.

The annual meeting includes presentations by the Association's auditor, management agent, and president reporting on finances and the major events of the year.

Homeowners may raise questions

about Association policies and practices and comment on issues of concern to the Association.

Homeowners of record will receive detailed information on the meeting, including a ballot for director positions and a proxy form, in late February.

**See How to Run
For the Board on p. 4**

Condo Opposes County Plan to Take Over Trash Pick-up

The condo Board of Directors has urged the Arlington County Board to reconsider its plan to require multifamily properties to use trash collection services provided through the county.

The county board will soon consider a feasibility study for "franchising" trash collection in the county, making the county responsible for all trash collection.

"Eliminating the ability of the condominium association to negotiate its own arrangements with private trash contractors could result in a significant degradation of the quality of life in the community, could potentially result in higher costs to the homeowners, and would result in loss of control over the association's trash policies," the Board declared a resolution adopted unanimously in December.

In a letter to the county board, Association President Guy Land noted the potential harm to North Fairlington's appearance and sanitation, and the cost to the Association of acquiring, deploying, and maintaining numerous dumpsters, if the county were to require common trash collection sites.

At a Fairlington Citizens Association forum Dec. 14, county staff indicated that a plan to franchise trash collection would not necessarily result in a reduction in the frequency of trash collection and that communities might be able to select from among collection alternatives. According to staff, Fairlington could continue to have six-day-a-week curbside pickup of plastic trash bags. The cost of that option through the county is unknown.

Fairlington Villages' Monday-through-Saturday trash

pick-up and weekly recycling are provided by a private contractor, Capitol Services, under a multi-year contract. The 2005 budget allots \$247,000 for general trash removal. (The removal of leaves and debris is covered in the broader landscaping contract.) The condo disposes of 222 tons of household trash per month.

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Holiday Party



PHOTO BY GUY LAND

Rich Stetson, right, and daughter Adriana, pose with Tina Cruikshank at Holiday Party on Dec. 9. See page 2.

Residents Pack Community Center for Holiday Party

Despite the rain, North Fairlington residents rang in the holiday season at the annual Volunteer and Community Party Dec. 9. The community center was turned into a veritable winter wonderland where children sang Christmas carols, Santa Clause lit the Christmas tree, and neighbors conversed over wine and food.

We appreciate our home-disaster contractor, Purofirst, which provided the spread, and Tacuba Cantina in Bradlee, which provided the guacamole, chips and dip. Merchants from Shirlington, Bradlee and Fern Street contributed door prizes.

Tracy Darroch and Sarah Kish coordinated door prizes to the lucky Fairlington winners. Stockton Butler and Roger Lowe served as duteous bartenders, while Eric Landuyt provided holiday music on his keyboard.

Thanks to Activities Committee members who helped make the party such a success: Tracy Darroch, Wanda Edwards, Sarah Kish, Eric Landuyt, Roger Lowe, Ned Overton, Andy Raab, Kathy Scheibelhoffer, and Stockton and Jen Butler.

Special thanks to Trish Lall and the condo staff, including Julia Dickerman, Susan Shepard, Beverly

Sapp and Edgar Perez for all their efforts.

The next community event is the Super Bowl Party on Feb. 6. (See page 6.)



Holiday Party Raffle Sponsors

- Accordia Insurance
- Aesthetic Dental Center
- Atlantis Family Restaurant
- Benjamin T. Kinney
- Capitol Services
- Carlyle Grand
- Fairlington Historical Society
- Clean Advantage
- Continental Pools
- Fairlington Window & Door
- Fern Street Gourmet
- Lancaster Landscapes
- Purofirst
- Ramparts/Simply Fish
- Tacuba Grill
- Wackenhut Corp.



ALL PHOTOS BY GUY LAND





How to Run for the Condominium Board of Directors

Candidates for the condo Board of Directors must file a candidacy petition no later than Jan. 28 at 5:30 p.m. in the management office. The petition must include:

- The name, address and unit number of the potential candidate (and mailing address if it differs from the address of the Fairlington unit on which the candidate's eligibility rests).
- The Director position to which the potential candidate is seeking election.
- Signatures of at least 25 Fairlington Villages unit owners, from any ward, who are current in the payment of condominium fees. Unit owners may sign petitions for more than one candidate for each

position. Candidates may leave their petitions at the management office to obtain signatures.

Candidates may submit a statement by Jan. 28 that will be included in the mailing to all unit owners eligible to vote. The statement should be submitted to the management office in a sealed envelope labeled "Candidate Statement" with the name, address, and unit number of the candidate. The statement is limited to one page, including the candidate's name, address, unit number and the position sought.

Candidates may recommend up to two resident homeowners (not current directors) for consideration by the Board to serve on the 2005 election panel. The recommendation must include the name and address of the

proposed election panel member and candidate.

Candidacy petitions will be reviewed to determine the eligibility of the persons filing them and will be certified by the Board at its monthly meeting Feb. 4.

The election process is governed by the laws of the Commonwealth of Virginia, the Association bylaws, and the Fairlington Villages election rules. Homeowners may obtain the election rules at the management office.

Members of the Board of Directors serve as volunteers. They are prohibited by the bylaws from receiving compensation.

If you have any questions, please call or email the management office or contact a Board member.

Manager's Corner

Bill Reynolds



Flat Roof Repairs – The flat roof repair program is continuing. The work in Wards 1 and 3 should be completed in early January. Work is progressing in Ward 4 and will continue through January. Notices will be distributed to buildings in advance of the workers starting on your building. Residents in adjacent buildings will be affected by

the contractors as they come and go from the roofs. Repairs are expected to continue into the spring but affect only small areas of the property at a given time.

Holiday Tree Disposal – To dispose of your tree, please take it to the curb on Tuesdays or Thursdays during January. If you live in an apartment building and 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.

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 immediately. 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.** 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 shut off valve, please call the management office.

Gutter/Scupper Box Cleaning – The maintenance de-

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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.

Ad Hoc Technology Committee Begins Work

Acknowledging that many of our residents use computers and the Internet, an ad hoc committee is exploring using the Web to conduct condo business.

This committee is working with the understanding that not all residents use computers and some are uncomfortable conducting certain transactions online. Therefore every recommendation would include a non-tech alternative.

The committee has recommended a provider of online surveys, which would allow us to get periodic feedback from the community. The survey could be distributed by an email with a link to residents who have provided an address, and the condo Website also could link to the surveys.

Condo Webmaster Chris Larson has recommended changes to the Website, which the Board may consider in January. Other topics committee members are exploring are online voting for the annual meeting through a third-party provider, establishing a wi-fi network with appropriate antennae devices, and digital photo IDs that could lead to electronic access to amenities.

The committee meets the third Wednesday of the month in the community center. Anyone with interest in these topics or other tech-related matters is welcome to attend.

Condo Seeks Update Of Long-term Infrastructure

North Fairlington is expecting to update its plan of long-term infrastructure needs in time for development of the 2005 fiscal budget, thanks to the work of an ad hoc committee.

Planning for reserves – the 25 percent to 30 percent of each year's budget set aside for capital expenditures – is the condo's roadmap for sound budgeting and infrastructure. The Reserves & Infrastructure Committee is working to identify predictable expenses like sewer relining and masonry repair, and charting a long-term plan for maintenance and funding. A big advantage of planning is that it helps the condo avoid special assessments.

The committee has drafted a request for proposal, which the Board of Directors approved in December. Prospective contractors have received the request for bids to execute the study. Bid proposals are due Jan. 10.

The committee is developing criteria to evaluate proposals, such as whether the bidder responded fully to the RFP. It plans to recommend a selection for the Board's February meeting.

The Committee meets the first Thursday of each month in the community center at 7 p.m. If you have any questions or would like to join in the discussion, please drop by. All residents are encouraged to attend.

Roof Group to Start Discussions in January

A special committee chaired by Ward 6 Director Tom Burke is set to explore whether the Association should replace the 92 flat-roof buildings with slanted slate roofs.

A preliminary study by the Association's consulting engineer found that the buildings were structurally capable of supporting slanted slate roofs and that the cost of replacing the roofs would be in the same range (\$3.4 million) as that required to make needed masonry repairs and other maintenance of flat-roof buildings.

The panel is expected to consider several areas: the effect on Fairlington's state and federal historic designations, engineering and design issues, construction planning, legal questions and financial implications. The panel will also weigh potential interference with sightlines of nearby units and the costs and inconvenience of temporarily relocating residents during the project.

Committee members include Directors Larry Straub and Cory Loudenslager, Jerry Kraus of the Variance Committee, Cindy Kunz of the Fairlington Historical Society, Gary Khalil, Tom Barry, Laura Fox, Rich Stetson, Sean McMenamin, Mike Natrella, Jill and Hank Levi, Jim Knaack, David Pepper, and Kristen Pugh.

The Board has deferred some work on flat roofs pending the committee's effort, but it has moved forward with repairs to coping stones and scupper boxes on the parapet walls. Northeast Contracting began work in November. The project is expected to take six months and cost \$460,000.

Manager's Corner

Continued from page 4

partment has completed the cleaning of the gutters and scuppers on the property.

Snow Season Is Here – It is our goal to remove snow promptly, but we have to assign priorities. These are:

- Clear streets so emergency vehicles can access the property
- Clear parking lots, building steps and entrance walkways
- Clear snow from all other sidewalks

The office has a limited number of snow shovels available for you to borrow. 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 or sleet, your patience is appreciated.

**Management Office
will be closed
on January 17 (Martin Luther King Day)
and January 20 (Inauguration Day)**

The News is published by
Fairlington Villages,
A Condominium Association

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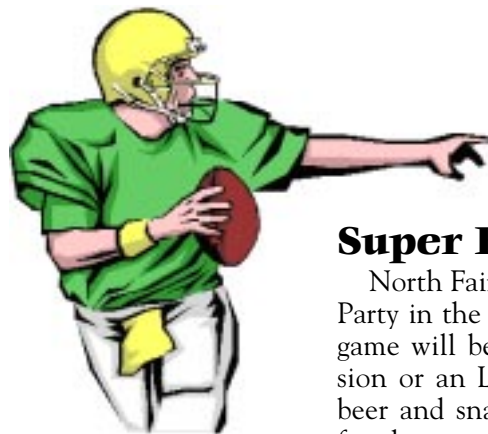
Comments, articles, and letters are welcome. The deadline for submissions is the 10th of each month. Please deliver or email materials to the management office. The editor reserves the right to edit submissions.

Board Meeting Agenda Jan. 5

The following is the preliminary agenda of the Jan. 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 – Website Update, Chris Larson
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – Dec. 1
- VI. Old Business
 - A. Patrol Service Contract
- VII. New Business
 - A. Trash Violation – 3021 Columbus St.
 - B. Trash Violation – 4629 31st Rd., B2
 - C. Variance Request – 2848 Columbus St. (Garden Shed)
 - D. Handicapped Parking Request – 4615 31st Rd.
 - E. Rules Violation Enforcement
 - F. Fiscal 2004 Audit
 - G. Retaining Wall Repairs
- VIII. Management Action Items
- IX. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- X. Establishment of Next Board Meeting – Feb. 2

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.



Super Bowl Party 2005

North Fairlington will sponsor a Super Bowl Party in the community center on Feb. 6. The game will be shown on a large screen television or an LCD projector. We'll provide the beer and snacks. So come and bring a friend for the annual Americana celebration of pop excess. Kickoff is 6:25 p.m., or whenever the network finishes its slate of pre-game commercials.

We need help coordinating this event. Please contact Jennifer Butler at 703-998-6581 or jennifer_m_snow@yahoo.com to help us out and meet some neighbors.

Board Notes

The Board met Dec. 1. The following are highlights.

New Business

A. Trash Violation - 2820 Buchanan St.: Ms. Cassidy moved to assess a \$50 trash charge. Passed 7-1.

B. Trash Violation - 4601 31st Rd., C2: Ms. Kish moved to assess a \$50 trash charge. Passed 8-0.

C. Variance Request - 3018 Columbus St. - Kitchen Vent Installation: Ms. Wolfe moved to approve a request to install an exhaust vent near the existing vent, cut a hole in the brick, remove the old vent and replace brick over the old vent. Re-bricking will match the existing style and appearance of the facade. The vent cover would be silver aluminum; the vent hole would be cut, not chiseled, and the cover sealed and weather-tight. The homeowner would be responsible for any damages to the building and for permits. Passed 8-0.

D. Variance Request - 2880 Buchanan St. - Front and Rear Exterior Door Replacement: Ms. Wolfe moved to approve a variance request to: (1) replace the front entry door with a 63-inch Precision Model 206 CLR, full wood frame, 20-gauge steel door with mail slot and antique brass hardware and (2) replace the rear exterior door with a Precision Model 430 CLL-IG, full wood frame, 20-gauge steel door with nine panes and beveled edge grids and antique brass hardware. The homeowner would be responsible for any damages and obtaining all building permits. Failed 3-5.

E. Rules Violation Enforcement - 3008 Columbus St., A2 (Failure to Remove Tree): Ms. Cassidy moved to find a violation of the bylaws and assess \$50, and authorize management to contract for the tree removal and the repair of the damaged fence, at the homeowner's expense. Passed 8-0.

F. Rules Violation Enforcement - 3059 Buchanan St., C1 (Noise Disturbance): Ms. Kish moved to find a violation of the Bylaws – that Macaws kept in the unit create a disturbance for neighbors – and assess \$50 plus \$10 per day for any future violation of a

continuing nature. The unit owner is directed to remove the birds if they again create a disturbance for any neighbor. Passed, 8-0, roll call. Yes: Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Mr. Straub, Ms. Wolfe.

G. Proposed Arlington County Trash Collection Policy: Mr. Land moved to urge the Arlington County Board to reconsider its plans to require franchising of all trash collection in Arlington County.

Be it further resolved, that the Board encourages any feasibility study of trash franchising in Arlington County to include the following elements: 1) the adverse impact resulting from decreased trash collection services on those communities which currently provide six-day-a-week trash pickup for their owners; 2) the adverse impact on the general appearance and sanitary condition of large multi-family communities that would potentially be required to establish multiple dumpster sites across their communities; 3) the potential costs of acquiring and deploying numerous dumpsters by garden-style condominium associations that cover considerable acreage; 4) the need for several years' time to properly budget for those costs; and 5) options for addressing the County's policy concerns through coordination with those properties that operate their own private collection program.

Be it further resolved, that the Board urges the Fairlington Citizens Association and the Arlington County Civic Federation to intercede with Arlington County on behalf of communities that effectively maintain their own trash collection programs.

Passed 8-0.

H. Reserve Study Proposal: Ms. Wolfe moved to solicit proposals for the completion of a full-scale reserve study. Passed 8-0.

I. Retaining Wall Repairs: The resolution was withdrawn at the request of management.

J. Patrol Service Contract: Ms. Kish moved to enter into a one-year

contract with Securitas Security Services USA, Inc., for Feb. 1 to Jan. 31, 2006, at an hourly rate of \$22.94, plus holidays for 63 hours per week, and purchase a vehicle for use by the officers and staff at an annual cost of \$10,320. Tabled until January, to allow review by the Parking, Security & Traffic Committee.

K. Request for Use of Community Center: Mr. Straub moved to approve the request from the Tennis Committee to have exclusive use of the community center and courts 1-5 to sponsor a charity tournament benefiting the Joy of Sports Foundation, April 22-24 at a charge of \$125. Passed 8-0.

L. Purchase of Kiddie Pool Cover: Mr. Burke moved to authorize management to purchase a kiddie-pool cover from Continental Pools for \$1,250. Passed 7-0.

Trash Pick-up

Continued from page 1

County staff identified several goals of a franchising plan: increasing recycling in the county, reducing truck traffic, and more equitably sharing the costs of the county's solid waste management program, which most residents bear through a trash collection fee.

Condo officials have urged county staff crafting the feasibility study to consider how its collection of trash would increase recycling in communities like Fairlington and the financial effect on communities that already have a comprehensive trash collection program.

The county board is expected to consider the feasibility study in April, but it may adopt a statement of policy and give a five-year notice to trash haulers (required by Virginia law before the county can move to franchising) may occur as early as February.

-Guy Land

January Activities

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

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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