



North Fairlington News

Historic Fairlington Villages

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Board Approves Multi-Year Pool Renovation Plan

The Board of Directors has approved an overall plan for renovating North Fairlington's six swimming pools that calls for creating a heated lap pool at Pool 2 and adding a water splash feature to the kiddie pool at Pool 4.

The renovation work would begin next fall with pool 1. Conversion of pool 2 into a lap pool would occur during the fall of 2007. Renovation of the other pools would occur at the rate of one pool every other year thereafter.

Pools would be renovated in the following order: pool 1, pool 2, pool 4, pool 6, pool 3, and pool 5. The renovations at pools 1, 3, 5, and 6 would follow the existing layout.

The project will begin with pool 1 because the condo's outside contractor says that pool 1 is in the worst

condition. The contractor has warned that the support structure, underground plumbing, and coping tiles have experienced significant deterioration, raising the possibility that the pool might need to be closed if it is not renovated. Renovation of the pool is expected to begin shortly after the pool closes for the season next year.

Creating a lap pool at pool 2 will require "squaring off" the existing pool. The redesigned pool would accommodate four lap lanes.

Before approving the plan, Board members visited pool 2 to see what the new dimensions would look like and what impact they would have on adjacent units.

In addition to renovating the basic pool structure, the plan also calls for new perimeter fencing, lighting, and

furniture. The fences would feature aluminum pickets rather than the chain link appearance of the existing fences.

Fairlington's pools are at the end of their 30-year life expectancy and all of them must be renovated if they are to remain operational.

The plan follows the general outline of recommendations submitted by an ad hoc committee that spent nine months examining a wide range of options, including constructing an indoor pool, closing a pool, and adding hot tubs or jacuzzis.

Initial estimates suggest that renovating the pools to their current configuration would cost around \$75,000 per pool. Creating a heated lap pool would add another \$50,000 to the cost. Installing a splash feature would cost an additional \$22,500.

Holiday Party to Ring in the Season

Happy Holidays! North Fairlington's annual Community Holiday Party has something for everyone, so please join us for the calendar's most popular event on Thursday, Dec. 8, 2005, from 6:30-9:00 p.m. in the North Fairlington Community Center (3005 South Abingdon Street).

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 fire truck (if other emergencies don't delay him) and bring goodies and treats for all the kids. 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 the Holiday Party has been the high point of our social calendar and residents of all ages come out for the celebration. It's a good way to see your neighbors and meet new friends. Join us as we continue this festive North Fairlington tradition!

— Jennifer Butler



Don't ring in the new year by getting towed. Pick up your new parking sticker at the management office.

New Committee Targets Boundary along King Street

How to improve North Fairlington's boundary along King Street is the key question being examined by a special ad hoc committee that was launched in late October.

While the Association has periodically undertaken modest improvements, such as replacing photinia or planting an occasional tree to replace some that have died, there has never been a comprehensive plan to address the major issues along the King Street boundary. Consequently, the area risks becoming an eyesore both for residents and for those who drive

along King Street.

The new committee is to examine the full range of issues surrounding potential improvements along King Street, including suggestions for landscaping, the possibility of installing sound barriers, options for community activities such as picnics, volleyball, and whether sidewalks should be installed along the street.

The group is co-chaired by At-Large Director Claudia Wolfe and Ward 6 resident Lee Quinn. Anyone interested in helping with this task should contact the condo office, as the committee is open to all residents.

In the course of its work, the group is expected to consult with the City of Alexandria, Arlington County, and the Virginia Department of Transportation.

Initial members of the group include Tom Burke, Terry Placek, Sam Anthony, Alice Barbera, Sharon Bisdee, Rob Brantley, Kari Collier, Rosabeth and Dennis Cuppy, Tracy Darroch, Debra Hinkle, Nancy Kozlowski, Jennifer and Patrick McLenahan, Bonnie Norton, Robert Samuel Taylor, Katie Vogler, and Lisa D'Archangelo.

Condo Launches Leaf Recycling Pilot Project with Arlington County

A new leaf recycling program that could save the condo several thousand dollars annually got underway in November.

A pilot project worked out with Arlington County, the plan allows North Fairlington to use the County's leaf recycling center at no charge. Previously our grounds contractor took our leaves to a private facility that charged "dump fees" for accepting the leaves. The contractor, Lancaster Landscapes, will pass the savings along to us.

Under this new program, North Fairlington is the first condo association to be permitted to use the County's facility. County staff will assess the success of the program at the end of this season.

The County will also accept our

Christmas trees for recycling, provided they are placed at the curb, tinsel free, during the first two weeks in January. More information on this will be provided in next month's issue of the *North Fairlington News*.

The condo is also participating in a review of recycling policies by the City of Alexandria. Board President Guy Land is serving on a Recycling Advisory Committee, established by Alexandria to consider a proposed mandatory recycling program for multi-family complexes in Alexandria.

North Fairlington was chosen for a seat on the panel because it is in both Arlington and Alexandria and has a reputation for being active on policy issues affecting the community.

Board Endorses Online Voting

The Board has amended the condo's election rules to permit online proxy voting.

The action follows a recommendation from an ad hoc technology committee. According to the committee, electronic voting would make it easier for homeowners to vote their proxy and would potentially increase the number of proxies received, making it easier to establish a quorum for the annual meeting.

In December the Board will consider proposals from vendors for implementing the online option for next spring's annual meeting. All vendors would have to ensure privacy and security of the online ballots through the use of a randomly generated password and encryption of the transmission.

Board Narrows Tot Lot Options

Renovating the existing tot lot or creating new tot lots near pools 4 and 5 are the options under active consideration as the Board develops plans to replace the aging tot lot near the Management Office.

The Board postponed a final decision until May 2006 to give interested residents time to weigh in on various options, including the size, types of equipment, and targeted age bracket for the various lots.

The Community Activities Committee has recommended moving the tot lots to more interior locations near the two pools because of considerations of safety and reducing the use of the tot lot by non-Fairlington residents.

If you would like to help shape the plans for the tot lot, please email the committee at activities@fairlingtonvillages.com.

Be A Neighbor... Make A New Friend

If you happen to see a new resident moving into your building or neighborhood, be a good neighbor and suggest that it would be a very good thing for him/her to drop by the management office and pick up the Residents Handbook, which contains an overview of North Fairlington's rules and procedures.

Activities Around the Grounds

Games Night Dec. 18

Do you like to play card games or board games? Do you want to have a fun evening with some of your Fairlington neighbors? Then join us for Bridge, Poker, Black Jack, Hearts, and Scrabble or bring your own game to our monthly Games Night from 7-9 p.m. on Dec. 18 at the Community Center. Come and join us for some fun games before the holiday season.

Book Club Meeting on Dec. 27 Cancelled

The North Fairlington Book Group will not meet on Tuesday, Dec. 27. The book club will meet again on Jan. 24, 2006. For more information, contact Kavita Kalsy at kkalsy@hotmail.com.

Wine and Cheese for Fairlington Original Owners

The Fairlington Historical Society invites all Fairlington 'original owners' to a wine and cheese reception and group oral history discussion on Friday, Jan. 27, 2006 at 7 p.m. at the North Fairlington Community Center. 'Original owners' are those who purchased their homes during the condominium conversion (1972-1978) and were the first to live in them.

The FHS Voices of Fairlington Committee wants to preserve recollections of that unique time in the community's history in both group and individual oral histories. Bring your memories, photos, and memorabilia! Please RSVP by contacting the webmaster

Staying Safe In Fairlington

Fairlington Villages is working with the Arlington County Police to form a Neighborhood Watch Program. Besides the traditional community concerns of crime, robbery, burglary, rape, home invasion, Neighborhood Watch Programs have expanded their scope to include current concerns such as kids joining gangs, drug activity, car jacking and identity theft. All members of the Neighborhood Watch will be trained by the Arlington County Police on how to sight suspicious activity and how to make the community a safer place to live.

It is recommended that we have one Block Captain for every 10-15 homes as a point person. Residents who walk their dogs are especially encouraged to join, as they are the best first line of defense against suspicious activity within Fairlington.

However, as noted above, the Neighborhood Watch Program simply offers instructions on what types of activity to look for and be aware of. Therefore, anyone can participate, even if they merely sit by their window and watch what's going on outside."

If you are interested in joining the Neighborhood Watch Program in Fairlington, please write your name, phone number and email and place it in the FCA box at 3367 South Wakefield Street in front of the pool house.

— Joyce Dohanian

(www.fairlingtonhistoricalsociety.org) or at P. O. Box 16095, Alexandria, Virginia 22302.

Superbowl Party 2006

Do you have plans to watch this year's Superbowl Football Game? If not, you do now!! Last year's Superbowl Party was such a hit that we're doing it again this year! Come and join your neighbors at the Fairlington Community Center on Sunday Feb. 5, 2006 for the Superbowl XL party. We'll provide the beer and snacks. So, come and bring a friend for some fun football watching.

We need help coordinating this event, so if you're interested please email us at activities@fairlingtonvillages.com or call the office at 703-379-1440.

Health and Fitness Fair

If your new year's resolution includes paying more attention to your health, perhaps a Fairlington health and fitness fair could help. Several health care providers and fitness clubs in the area are willing to work with us to put on such a fair this spring, but we need some volunteers to help coordinate it.

If you would like to help us put together a health and fitness fair, please contact the office. We can only offer this if we have some volunteers to make it happen.

Halloween Party is a Treat

Several Tiggers, a handful of various insects, and a couple of princesses were among the more than 50 kids, plus ghoulish parents and friends, that made this year's inaugural Halloween party a huge success. The community center was packed with kids in costumes and proud parents shooting pictures, all while devouring popcorn, pizza, hot dogs, and cupcakes.

Special thanks to the Community Activities Committee, specifically, Tracy Darroch and Arline Kerrigan for coordinating the event and Katie Vogler, Wanda Edwards, Jackie Bolt, Andy Raab, Kathy Scheibelhoffer, and Sarah Kish for the terrific assistance. Thanks also to Trish and the Management staff for helping set things up.

Auditor Reviews

Association's Books

Ahlberg & company, P.C., an independent accounting firm, is nearing completion of its annual examination of the Association's financial records.

The auditor was onsite at the condo office in November and is reviewing all aspects of the condo's financial operations, including internal financial controls.

David Bremer, C.P.A., is expected to present his report to the Board for review and approval at the January meeting. He will also summarize the findings of the outside audit at the Association's annual meeting in March.

Fairlington Fall Fun

Fall Yard Sale



Halloween Time



Doggie Dip



Fall Walk-Through



Historical Society



Buchanan Block Party



Manager's Corner

Bill Reynolds



Avoid New Year Tow NOW! – Did you know that your 2005 parking decal expires on 12/31/05? 2006 Decals are now available. To avoid being towed next year please bring your current vehicle registration to the office before December 31st so you can pick up your new decal. When you come in, we will ask for an emergency contact

person, e-mail address and have you verify telephone numbers for us.

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, please clean up any debris in the stairwell and hallway caused by the tree. Trees that are cleared of tinsel and left at the curb during the first two weeks in January will be recycled through the county.

Christmas Tree Bags are Here – As you know live Christmas trees leave their needles in your carpet that continue to appear months after the tree is gone. Using a tree bag **before** setting up your tree will help alleviate this problem. **Free Tree Bags** are available in the Management Office. After decorations and tinsel are removed simply pull the bag over the tree and remove it to the street curb. **NOTE:** The bag must be removed from the tree in order for it to be picked up for recycling through the county.

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

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

The management 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 in the event of sleet your patience is requested and will be appreciated.

Winter Reminders:

1. **Outside Water Faucets** – Common area faucets that we have access to have been shut off. If you haven't already shut off your outside faucet you should do so right away. **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 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.
2. **Hoses** – All hoses should be disconnected from the

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
Mayea Henderson	Resident Services Coordinator
Gregory Dove	Receptionist

Emergency

After Hours Emergency: 703-600-6000

Patrol Service

To contact security duty officer, call 703-930-7282.
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.

faucets, even if they are still in use.

3. **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 60° or higher and leave kitchen and bathroom cabinets open.

4. **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.**

Maintenance Tip: A penny saved may be a dollar spent...Efforts to save a few cents on water could cost many dollars in plumbing bills. Proper use of the disposal requires that you turn on the water, turn on the disposal and insert the food. After the disposal is empty of food turn it off and allow the water to run for one to two minutes before turning it off. If the food is not properly flushed through the pipe it can cause a clog that could require a plumber to clear.

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.

Visit us on the web at
www.FairlingtonVillages.com

Board Meeting Agenda December 7

The following is the preliminary agenda of the December 7 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. 2
- V. Old Business
- VI. New Business
 - A. Trash Violation – 2933 S. Dinwiddie St.
 - B. Trash Violation – 4920 S. 29th Rd.
 - C. Trash Violation – 3028 S. Abingdon St., B2
 - D. Variance Request – 4610 S. 30th Rd. (HVAC Line)
 - E. Variance Request – 2947 S. Dinwiddie St. (Kitchen Wall Modification)
 - F. Variance Request – 3059 S. Abingdon St., A2 (Clematis Vines)
 - G. Variance Request – 4608 S. 31st Rd., A2 (New Fence Installation)
 - H. Rules Violation – 3017 S Columbus St., A2
 - I. Rules Violation – 2861 S Buchanan St.
 - J. Revision to Parking Policy
 - K. Patrol Service Contract
 - L. Electronic Voting Provider
 - M. Foundation Repairs - 2849 S Buchanan St., 4826 S 29th St. A1, 4902 S 29th Rd. A1 and 4707 S 31st St.
- VII. Management Action Items
- VIII. Reports
 1. Officers (President and Secretary)
 2. Treasurer
 3. Committees
 4. Management Financial
 5. Management Administrative
 6. Maintenance
- IX. Establishment of Next Board Meeting – Jan. 4
- X. 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.

Board Notes

Continued from page 7

Ms. Placek moved to authorize \$151,010 for the purchase and installation of shutters in Ward I. Passed, 7-2, roll call. Yes: Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Ms. Placek and Ms. Wolfe. No: Mr. Burke and Mr. Straub.

R. Rotten Wood Replacement: Mr. Burke moved to authorize an additional \$9,000 for the replacement of rotten wood with PVC in Ward VI. Passed 9-0.

S. Staff Holiday Bonuses: Ms. Placek moved to authorize \$3,575 + FICA taxes for holiday bonuses for the Association staff. Passed 9-0.

Holiday Decorations

North Fairlington residents have a blanket waiver to hang traditional Christmas and other seasonal decorations in common areas from Nov. 15 to Jan. 15.

Board Notes

The Board held its regular meeting on November 2, 2005. The following are highlights.

Old Business

A. Rules Violation - 2966 S Columbus Street, A1: Ms. Cassidy moved to approve a \$50 charge for a Rules Violation and authorize a \$10 per day charge for any continuing violations; however, the fine will be waived if the tree is removed by January 1, 2006. After then, the Board authorizes Management to contract for the removal of tree and stump and to repair the damages to the fence, at the homeowner's expense. This action followed a variance rejection, below. Passed 9-0.

B. Pool Renovation Plan: Ms. Placek moved to adopt the attached Renovation Priority Schedule, after an amendment on the timetable for each pool renovation. Further the Board authorized Management to obtain comparable competitive bids for lighting, fencing and furniture of the types and designs recommended by the Working Group, with the understanding that these improvements will be phased in, in accordance with the pool renovation schedule. Passed, 8-1, roll call. Yes: Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Ms. Placek and Ms. Wolfe in favor. No: Mr. Straub.

C. Revision of Election Rules: Ms. Kish moved to adopt the attached revision to the Election Rules of the Fairlington Villages Unit Owners Association, specifically to add a new Section 607 under Title VI - Format of All Proxy and Advisory Election Ballot Forms to allow electronic (online) voting. Passed, 8-0, roll call. Yes: Mr. Burke, Ms. Cassidy, Ms. Kish, Mr. Land, Ms. Loudenslager, Mr. Lowe, Mr. Straub and Ms. Wolfe.

New Business

A. Trash Violation - 2805-B S Abingdon Street: Ms. Cassidy moved to approve the assessment of a \$50 trash charge. Failed 3-6.

B. Trash Violation - 3080 S Abingdon Street, A2: Ms. Kish moved to approve the assessment of a \$50 trash charge. Passed 9-0.

C. Trash Violation - 3047 S

Columbus Street, C1: Mr. Straub moved to approve the assessment of a \$50 trash charge. Failed, 3-5, roll call. Yes: Ms. Cassidy, Mr. Land and Ms. Loudenslager. No: Mr. Burke, Ms. Kish, Mr. Lowe, Mr. Straub and Ms. Wolfe.

D. Trash Violation - 4815 S 31st Street, A2: Ms. Cassidy moved to approve the assessment of a \$50 trash charge. Failed 0-9.

E. Variance Request - 2850 S Abingdon Street - Satellite Dish: Ms. Loudenslager moved to approve a variance request to permit the placement of a satellite dish on the chimney above the roof of the building and to permit a new penetration in the front exterior brick for a cable line. Failed 0-9.

F. Variance Request - 2854 S Columbus Street - Storm Door: Ms. Loudenslager moved to approve a variance request to permit a brown storm door on the unit that matches the front door until such time as the storm door is replaced. Passed 7-2.

G. Variance Request - 2966 S Columbus Street, A1 - Fence Modification: Ms. Loudenslager moved to approve a variance request to modify a fence in accordance with accompanying plans and specifications in order to accommodate a tree in the backyard of the unit, at the homeowner's expense. Failed 0-8-1.

H. Variance Request - 4836 S 28th Street - Rear Exterior Door Modification: Ms. Loudenslager moved to approve a variance request to permit a rear exterior door that hinges on the opposite side to swing out into the backyard of the unit, provided the door is in compliance with the other Fairlington Villages Rules and Regulations, until such time as the door is replaced. Failed 1-8.

I. Tot Lot Proposal: Ms. Kish moved to adopt the plan to remove the current Tot Lot and to build two new Tot Lots near Pools 4 and 5; and, that the Board authorize Management to obtain competitive bids for the removal and site preparation recommended by the

Community Activities Committee. Tabled until the May meeting, 8-1.

J. Newsletter Design/Layout Contract: Ms. Kish moved to contract with MBC Ink, for the production of a monthly newsletter for the period December 2005 to November 2006 at an annual amount of \$5,280. Passed 9-0.

K. Newsletter Printing Contract: Ms. Kish moved to contract with Global Printing, Inc., for the period December 2005 to November 2006, to produce an eight-page newsletter, up to twelve (12) issues for an amount of \$1,021.95 per issue and \$1,231 for the August colored-photo issue plus tax. Passed 9-0.

L. Erosion Repairs - 4842 to 44 S 28th Street: Mr. Burke moved to contract with Lancaster Landscapes to make erosion repairs at 4842 - 4844 S 28th Street at a cost of \$1,925 plus tax and fuel surcharges. Passed 9-0.

M. Retaining Wall Replacement - 4882-B S 28th Street: Mr. Burke moved to contract with Lancaster Landscapes to replace the retaining wall at 4882-B S 28th Street at a cost of \$3,040 plus tax and fuel surcharges. Passed 9-0.

N. Replacement Plants: Mr. Burke moved to contract with Lancaster Landscapes for the replacement of plants that have died in renovated and non-renovated beds, in addition to the new plantings in the "perennial beds" at a cost of \$10,000 plus tax and fuel surcharge. Passed 9-0.

O. Apartment Hallway Carpet Cleaning: Ms. Placek moved to contract for the cleaning of the apartment buildings hallway carpet with Clean Advantage, at a cost of \$8,546 and \$250 to clean the carpet in the community center. Tabled until the March meeting, 8-0.

P. Uniform Contract: Ms. Cassidy moved to contract with Nixon Uniforms for a two-year agreement to provide uniforms to the maintenance staff at a cost of \$5,400 per contract year. Passed 9-0.

Q. Shutter Replacement - Ward I:
continued on page 6

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> Fairlington Historical Society 6:30 pm	2	3
4	5	6 King Street Committee 7:30 pm	7 Board Meeting 7 pm	8 Community Holiday Party 7 pm	9	10
11	12	13 FCA Meeting S Fairlington CC 7:30 pm	14 Communications Committee - 7 pm	15 Variance Committee 7 pm	16	17
18 Games Night - 7 pm	19 Building & Grounds Committee - 7 pm	20 Parking, Security & Traffic Committee 7 pm	21 Telecommunications & Technology Committee - 7 pm	22	23	24
25	26 Management office closed. Trash will be picked up.	27	28	29	30	31 Deadline: Renewal of Parking Decals
1 <i>January</i>	2 Management office closed. Trash will be picked up.	3 King Street Committee 7:30 pm	4 Board Meeting 7 pm	5	6 FHS "Voices of History" 6:30 pm	7

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



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

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