

North Fairlington News

Historic Fairlington Villages

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Auditor Reports Modest Operating Surplus for 2005

The Association ran an operating surplus of \$28,848 out of a total budget of \$5.0 million in fiscal year 2005, according to David Bremer, CPA, the condo's outside auditor.

Bremer presented his draft audit at the Board's January meeting.

"Fairlington Villages' financial condition is one of the healthiest in the D.C. area," Bremer told the Board, noting the role of the Board and Management in guiding the Association's operations.

According to Bremer, the Association's management company, Legum & Norman, is "one of the premier management companies" in this area, with top people in their accounting area and a first-rate general manager in Bill Reynolds.

The Board transferred the surplus to unappropriated members equity, the account that helps provide liquidity for condo operations and a cushion if the Association runs a deficit. At year-end that account stood at \$81,801. Bremer suggested that the Board consider increasing this amount in future years.

Bremer noted that the Association's new reserve study estimated that the cost of

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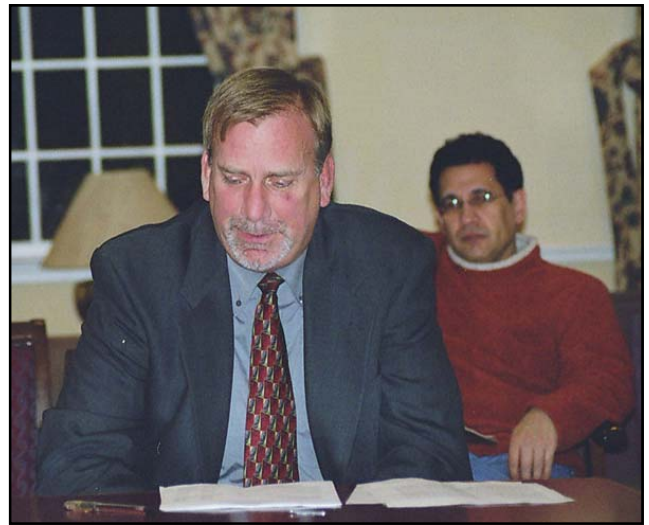


PHOTO BY GUY LAND

David Bremer, the Association's outside auditor, reviews the FY 2005 draft audit with the Board as ward 5 Board candidate Victor Morales looks on.

Arlington Assessment Increases Cool With Market

The slowdown in Fairlington resale prices in the second half of last year was reflected in more modest increases in the county's 2006 real estate assessments.

A sample survey of Fairlington models found increases ranging from

10 percent for a Barcroft to 17.2 percent for a Sherwood. The Fairlington standard – the 1500-square-foot Clarendon I, increased 11.9 percent, from \$403,000 to \$451,000. And the 1830-square-foot Dominion, one of the largest models, neared the half-million dollar assessment, rising 13.6 percent to \$489,600.

The increases for Fairlington appear to have been behind that of residential real estate assessments, single family houses and condominiums generally, categories which all rose more than 18 percent.

Still, the increases could mean tax hikes of hundreds of dollars. With the Sherwood model's increase of \$60,300, a homeowner would pay \$529 more this year if rates remained

the same. The county board will set the tax rate in April. Last year the board, flush with cash from higher assessments, lowered the rate from 95.8 cents to 87.8 cents per \$100 of assessed value.

Assessments typically lag behind resale prices, as they are based on county surveys of previous sales. But the sharp slow-down that hit most markets of the county last June appears to have led to assessments that are very close to market prices. Recent Clarendon listings, for example, have been in the range of \$450,000 to \$465,000.

Owners have until March 1 to appeal their assessments. They may begin the process by calling the

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Unit	Percent	Assessment
Barcroft	10	\$393,800
Clarendon I	12	\$451,000
Edgewood	12	\$399,200
Monticello	12	\$426,300
Dominion I	14	\$489,600
Braddock	15	\$281,000
Staunton	15	\$344,100
Bradford	17	\$341,400
Sherwood	17	\$410,300

Source: Dept. of Real Estate Assessments

Board to Consider RFP for Hallway Renovation Work

Moving to the next step in the hallway renovation project, the Board will consider a formal request for proposals (RFP) for implementing the renovation plan at its February meeting.

The RFP, which is being crafted by the condo's outside design consultant, will reflect the major elements of the proposed design that the Board agreed to in the fall, including carpeting, wallcovering, light fixtures, and other interior enhancements.

Design consultant Dale Dulaney will attend the Board's February meet-

ing to discuss the draft RFP.

Once the Board has approved the RFP, it will be distributed to potential contractors. Sealed bids must be submitted by March 15. The Board will consider the bids at its April meeting.

Work on the hallway project is expected to begin in the summer. The project will be spread over the next five years. The hallways will be done by ward, based on the general condition of the hallways in each ward.

The hallways in wards 1 and 4 will

be undertaken this year.

General plans for the hallway renovation project were developed over the past three years by an ad hoc committee chaired by Glenda Taylor and Gorden Shelp.

In the fall the Board selected Design Scheme 2 as the organizing style for the hallways in the 173 apartment buildings. The scheme features carpeting and vinyl wallcovering in transitional patterns of warm neutral colors with soft gold and teal blue accents.

Auditor

Continued from page 1

replacing major physical assets over the next 30 years would come to \$69 million, pointing out that the balance in the reserve account is currently roughly \$2 million.

The reserve study recommended that the Association gradually increase its contributions to reserves over the next several years. In keeping with the recommendation, the FY06 budget provides a 10 percent increase in contributions to reserves, for a contribution of \$1.54 million.

The reserve study also recommended allocating a portion of each year's interest income to reserves, and the FY06 budget incorporates that change as well.

Bremer indicated that if the Board continues to follow the recommendations of the reserve study, as the Board has stated its intent to do, the Association would have sufficient funds to meet all of its capital expenditure needs over the 30-year period covered by the study, assuming there are no unanticipated exorbitant increases in operating expenses.

The Board expects to carry out a number of major capital improvements this year, including launching a five-year hallway upgrade project, renovating one of the swimming pools, continuing the slate roof replacement program, and carrying out the next round of the sewer relining project.

Bremer observed that not one unit,

out of 1703, was delinquent by more than six months in the payment of condo fees. This is unusual for a condo of Fairlington's size.

Rising interest rates, augmented by increases in reserve balances, yielded almost a \$19,000 increase in investment income, compared with FY 2004.

Most expense categories were relatively close to the amounts initially budgeted, but a few accounts were significantly over budget. Water and sewer expenses exceeded budget projections in part because of increases in Arlington County rates and the additional watering related to the late summer drought.

On the other hand, personnel expenses were significantly under budget because of several vacancies on the maintenance staff during much of the year.

The Association's total assets—cash, investments, receivables, and property less depreciation—stood at \$2.6 million, up from \$2.5 million in FY 2004.

Bremer will report on the audit at the Association's annual meeting March 29. Homeowners may obtain a copy of the audit report by contacting the management office.

Ahlberg & Company, the Association's audit firm, is a leading auditor of condo associations, with more than 500 community associations as clients.

Check Your Condo Insurance Coverage

Homeowners should make sure they have adequate insurance coverage to cover the value of their personal property and the condo association's deductible, which is now \$5,000.

If a leak in your bathroom causes damage to your downstairs neighbor's unit, for example, you will probably be responsible for all repairs up to the value of the association's deductible.

Even if there is major damage to your own unit that is covered by the Association's policy, such as a fire or sewer backup, you are still responsible for obtaining insurance for your personal property (furniture, clothes, artwork), as well as any improvements you may have made to the unit.

The Association's master policy only pays to restore a damaged unit to its condition at the time of the condominium conversion in the late 1970s. So if you've installed a fancy kitchen, make sure your individual policy covers the value of all those upgrades. The Association's policy will only pay for the equivalent of the original harvest gold kitchen.

Renters are strongly encouraged to obtain a policy to cover their personal property and liability.

If you have questions about the adequacy of your coverage, please consult your individual insurance carrier.

—Guy Land



The Recycling Bin Tree Recycling a Success

North Fairlington residents recycled more than 300 Christmas trees in January under a pilot project with Arlington

County.

The condo's trash contractor picked up discarded trees, cleaned of ornaments and tinsel, and took them to the County's recycling facility. Fairlington is one of the first condo associations in Arlington to be permitted to use this facility for recycling.

The leaves collected by the grounds contractor over the past couple of months have also been delivered to the county recycling site, resulting in a savings of several thousand dollars to the association.

Condo Considers Electronics Recycling

The Association is checking out the possibility of offering a recycling service for computers, printers, cell phones, and other electronic equipment.

A number of vendors will now handle recycling for these items and we are investigating whether we can get them to periodically pick up these items from our residents at the management office.

There may be a modest fee for this service—particularly for recycling old computer monitors and television sets (CRTs), as they contain substantial quantities of lead.

Arlington Code Mandates Recycling

Arlington county code requires all residents to recycle. This includes people who live in condominiums and homeowner associations

North Fairlington offers trash recycling every Wednesday. The recycling program includes newspapers, cans, glass, plastic bottles, and cardboard.

Please help us boost our recycling rate by taking these items to the appropriate curbside locations each week.

Alexandria Works on Recycling Ordinance

The Alexandria City Council expects to approve a mandatory recycling ordinance later this spring. Unlike Arlington County, the City of Alexandria does not currently mandate residential recycling.

Throughout the fall a special recycling advisory committee has been working with Alexandria staff in crafting a recycling ordinance, modeled after the Arlington one. The draft ordinance would apply to residents of condominium associations, including the Alexandria portion of North Fairlington (most of ward 6).

Condo President Guy Land and General Manager Bill Reynolds have participated in the advisory committee work.

New Group to Tackle Recycling Challenges

A special task force will soon begin work developing strategies for boosting the amount of recycling by Fairlington residents. Options on the table include more education and outreach, additional types of recycling, and enhanced opportunities for residential recycling.

Owners Must File Rental Agreements

The Board reminds nonresident owners and their tenants that all tenants must comply with the Association's rules and regulations. Copies of rental agreements must be filed with the management office.

To ensure that tenants receive proper notice of their obligations, the Association's by-laws require that leases contain a provision that the tenant must comply with the Association's rules.

No tenant may use the Association's recreation facilities (such as tennis courts and pools) or be provided with parking permits unless either the owner or the tenant provides the office with a lease agreement that contains this provision.

The Association's rules are published in the Resident Handbook, which is given to all new owners. The Handbook is also available on the condo's website.

The management office is not an agent for owners who lease their units.

Mark Your Calendars for Condo Annual Meeting on March 29

It's the meeting you don't want to miss.

The annual meeting of Fairlington Villages is scheduled for March 29 at 7:30 p.m. at Abingdon School. All unit owners are encouraged to attend.

This is our yearly "State of the Association" meeting, addressing major programs, accomplishments, plans and issues. The auditor will report on the condo's finances for fiscal 2005.

Directors are to be elected for wards 2, 4, and 5. At press time the following candidates had announced their intention to run for the Board: Sarah Kish for Ward 2, Larry Straub for Ward 4, and Victor Morales for Ward 5. Candidacy petitions had to be submitted by January 27. The Board will certify the candidates at its February 1 meeting.

Later this month owners will receive a mailing about the meeting and other issues, detailing procedures for voting in person or by proxy.

Even if you can't come, please make sure you vote your proxy. This year for the first time the Board is permitting online proxy voting, allowing you to cast your vote from your home or office computer. The mailing will include information of this Internet option, including a special password that is unique to your unit.

The annual meeting is the best snapshot of our community, and the reception that follows allows you to discuss the issues that affect us with your neighbors and Board representatives.

www.FairlingtonVillages.com

Activities Around the Grounds

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 Community Center on Sunday, Feb. 5, for the Superbowl XL Party. We'll provide the beer and snacks. So come and bring a friend for some fun football watching. Doors open at 6 p.m.

30-Somethings at Carlyle

Meet your Fairlington neighbors at the monthly 30-Somethings happy hour at 7 p.m. on Wednesday, Feb. 15 at Carlyle in Shirlington Village. The group will meet again on Mar. 15 at 7 p.m. at Guapo's. Happy hours are the third Wednesday of every month. Everyone (singles and couples) is welcome.

Other events are being planned. If you're interested in the group, but can't attend the happy hour, we can add you to the email list. Contact Jennifer Sledge at jennsledge@aol.com and Natalie Halpern at nataliehalpern@yahoo.com.

Games Night Feb. 26

It's time to beat the Wintertime Blues with a little fun and socializing. Join us for Bridge, Poker, Black Jack, Hearts, and Scrabble or bring your

Who Holds the Hot Hand?



PHOTO BY GUY LAND

Ken Linder, Kathy Scheibelhoffer, Carmel Cassidy, and Eric Landuyt get ready for a tough card game at a recent Games Night gathering.

own game to our monthly Games Night from 7 to 9 p.m. on Sunday, Feb. 26, at our Community Center on Abingdon Street.

Book Group Feb. 28

Anita Shreve's *A Wedding in December* will be the topic at the North Fairlington Book Group's meeting on Tuesday, Feb. 28. Come join your neighbors in discussing this recent best-seller. The session begins at 7:30 p.m. in the Community Center.

During the February meeting, the group will pick future book selections. For more information, contact Kavita Kalsy at kkalsy@hotmail.com.

Historical Society Membership Time

It's membership time at the Fairlington Historical Society. Current members should have received a postcard reminder about 2006 dues in the mail, and we hope you'll take a moment to respond. If you're not a current member, we hope you'll consider joining us in preserving Fairlington's unique history and heritage by joining.

You can download the membership form at the website (www.fairlingtonhistoricalsociety.org) or simply send your check for \$10 payable to the Fairlington Historical Society. In either case, please mail the form and/or check to the FHS at P.O.

Box 16095, Alexandria, VA 22302.

Fairlington Pet Happy Hour

Calling all Fairlington Pets and their Parents! We will host the second annual "You Ain't Nothin' But a Hound Dog" Happy Hour Friday, April 14, from 6 to 9 p.m. in the Community Center Park-

ing Lot. We'll provide the beer, soda, hot dogs, snacks (for both dogs and humans), and water bowls.

Other pets are welcome as well (cats, ferrets, birds, hamsters, gold fish, etc.). However, we ask that you keep your pet on a leash so that all can enjoy the event.

If you would like to lend a helping hand at this or any of our events, contact activities@fairlingtonvillages.com

Join a Committee And Make Things Happen

Volunteers play a key role in the life of North Fairlington. The condo's various volunteer committees offer a great way to make a contribution to your community—and get to know some more of your neighbors as well.

All of Fairlington's committees welcome new members. So let the office know if you have a couple of hours a month to help with any of the following standing committees.

Buildings and Grounds—recommends condo policies on plantings and trees, works with the landscape contractor on improving the grounds, considers requests for grounds improvements in specific locations.

Communications—writes the newsletter, maintains the website, explores options for getting the word out to residents on key condo matters.

Community Activities—plans all those great events (like the ones listed on this page).

Parking, Security & Traffic—reviews the parking rules and looks at broader questions of safety and traffic in North Fairlington.

Pools—recommends pool hours, sponsors pool activities, monitors the operation of the pools each summer.

Tennis—coordinates an active tennis schedule, including tournaments, monthly parties, and courses offered by Fairlington's pro.

Variances—examines all requests for major improvements to units and recommends general policies for the exteriors of individual units.

Manager's Corner

Bill Reynolds



Leaves – Do you still have leaves in your backyard? If so you must bag those leaves and take them to the curb for pickup. Leaf removal on the property has been completed. Throwing or raking leaves into the common area this time of year will result in a charge to you for the leaf removal.

“Please Pick-Up After Your Pet” –

Overall, we have a great group of conscientious pet owners, but lately there seems to be an increase in pet owners who are not picking up their pet waste. Please be a courteous pet owner and pick up after your pet. Trashcans are located throughout the community to make it convenient for you to dispose of the waste. The Association's policy is to limit signs on the property. However, at the request of residents, we will install a sign in a specific area for a ten-day period, as a reminder to pet owners.

Terrorism & Disaster Preparedness Tips: Without a doubt you've heard about the need for food, water, medical supplies, duct tape, plastic and other such items. However do you have cash available or do you rely on the ATM machine? If there were a massive power outage you may not have immediate access to your bank account. Also, do you know your neighbors? In an emergency they may be able to help you handle the emotional strain that could be produced by a terrorist attack or natural disaster, besides it's a friendlier way to live. If you live in an apartment building always make sure that you know who is at the door before you give them access to the building.

Snow Season May Be Coming – 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.

Maintenance Tip – Do you have a sewer gas odor in your basement? If so you may have a dry drain. This means that the water inside the plumbing line trap has evaporated, allowing sewer gases to back up into the unit, which occurs when the plumbing lines aren't used for a period of time. To prevent this, simply pour a quart or more of water into the unused drain every month or so to keep water in the trap. Basement shower drains and the hot water heater drains (in a townhouse your hot water heater is generally under the basement steps) are two of the most overlooked drains.

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.

At Your Service



PHOTO BY GUY LAND

Fairlington's front office staff are available to handle your condo-related needs and questions. From left, Susan Shepard, Operations Manager; Miguel Galvez, Maintenance Manager; Greg Dove, Receptionist; Mayea Henderson, Resident Services Coordinator; Bill Reynolds, General Manager; Trish Lall, Assistant General Manager.

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 February 1

The following is the preliminary agenda of the February 1 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. Contractor Presentation – Dale Dulaney
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – Jan. 4, 2006
- VI. Old Business
- VII. New Business
 - A. Trash Violation – 2802 S Columbus Street, B2
 - B. Trash Violation – 3059 S Abingdon Street, B2
 - C. Variance Request – 2860 S Buchanan Street, B2 (Attic Modification)
 - D. Variance Request – 4804 S 28th Street (Pet Door)
 - E. Variance Request – 4647 S 30th Road (Cable Line)
 - F. Specifications for Apartment Hallway Renovation
 - G. Balcony Post Repairs
 - H. Certification of Candidates
 - I. 2006 Election Panel – Non Director Members
 - J. 2006 Election Panel – Director Members
- VIII. 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 – Mar. 1, 2006
- 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.

\$50 for Sundays

North Fairlington does not permit trash to be placed outside on Sundays. Residents who put trash out on Sundays are subject to a \$50 violation charge.

Trash may only be placed outside between 6 a.m. and 9 a.m., Monday through Saturday.



Board Notes

The Board held its regular meeting on Jan. 4, 2006. The following are highlights.

New Business

A. Variance Request - 4647 S. 30th Road - Cable Line: Ms. Wolfe moved to approve a variance request to permit a pre-existing cable line on the side of the building. Failed 0-8.

B. Variance Request - 2903 S. Columbus Street - Cable Lines: Ms. Wolfe moved to approve a variance request to permit two cable lines that run up and penetrate the rear exterior of the building near the downspout above the rear exterior door and up into the attic vent. Failed 0-8.

C. Variance Request - 4858 S. 28th Street, A2 - Fence Modification: Ms. Wolfe moved to approve a variance request to modify the fence in order to accommodate a tree in the backyard of the unit, in accordance with the specifications outlined in the request, at the homeowner's expense. The homeowner is responsible for cutting back (by approximately six inches) the tree limb that has already been cut, as well as cutting back small limbs or suckers at the base of the tree where it meets the fence, in order for

the fence to be properly aligned and for restoring the fence to its original condition once the tree is removed. Passed 8-0.

D. Variance Request - 4606 S. 30th Road - HVAC Line: Ms. Wolfe moved to approve a variance request to permit an HVAC line to run up the rear exterior of the building into the gutter. Failed 0-8.

E. Variance Request - 2952 S. Columbus Street, A1 - Fence Modification: Ms. Wolfe moved to approve a variance request to modify the left and right side of the fence to accommodate two trees whose roots are beginning to push against the bottom of the fence, in accordance with the specifications outlined in the variance request, at the homeowner's expense. The homeowner is responsible for restoring the fence to its original

condition once the tree is removed. Passed 7-1.

F. Fiscal Year 2005 Audit: Ms. Cassidy moved to accept the draft audit for the fiscal year ending September 30, 2005. Passed 8-0.

G. Foundation Repair - 2723 S. Buchanan Street: Ms. Cassidy moved to contract with M.A.J. Construction for structural repairs at 2723 S. Buchanan Street, at a cost of \$8,800. Passed 8-0.

H. Chimney Repair - 4849 S. 27th Road: Mr. Burke moved to contract with Simpson Unlimited for the repair of the chimney located at 4849 S. 27th Road, at a cost of \$2,600. Passed 8-0.

Assessments

Continued from page 1

Department of Real Estate Assessments, at 703-228-3920, and speaking to the neighborhood appraiser. With scores of virtually identical units, however, Fairlington owners face long odds in reducing this year's increase.

Information on the assessment process, including figures for every property in the county, is available on Arlington's website: http://www.co.arlington.va.us/dmf/tax_yr_inf.htm.

Alexandria announces its 2004 assessments in March.

—Bennett Minton

Owners Are Responsible For Many Patio Trees

That cute little volunteer patio bush that was so attractive 15 to 20 years ago has now grown into a giant tree, with limbs and roots reaching out widely—and creating potential problems and expense for the owner.

This past summer's annual property inspection revealed a number of backyard trees that were damaging patio fences, rubbing up against balconies, or potentially affecting the building.

Under the condo's policies, homeowners have the responsibility for maintaining or, if necessary, removing any patio tree that was planted by the unit owner or is a "volunteer." The Association is responsible for trees that were in an enclosed patio or backyard prior to the condo conversion in the late 1970s.

Tree limbs and roots can cause severe damage to patio fences, can interfere with neighbor's use of the balcony, and in some cases, can begin to adversely affect the building foundation. The Board may require owners to remove these large trees at the owner's expense.

So as you make your springtime gardening plans, take a look at your patio or backyard trees and make sure they are not affecting the fence or the building. Prune now and save money later.

Tightening the Screws



PHOTO BY GUY LAND

A worker for Middledorf Property Services installs a new shutter on Buchanan Street. All the shutters in ward 1 are being replaced this year as part of a multi-year program to replace Fairlington's shutters. The shutters in ward 3 were replaced several years ago, and despite a couple of tropical storms since then, not a single one of them has come down.

February Activities

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
<i>January</i>			1 <i>February</i> Board Meeting 7 pm	2	3	4
5 Super Bowl Party 6 pm	6	7 King Street Committee 7:30 pm	8 Communications Committee - 7 pm	9 Activities Committee 7 pm	10	11
12	13 Building & Grounds Committee - 7 pm	14 FCA Meeting S Fairlington CC 7:30 pm	15 Technology Committee - 7 pm	16 Variance Committee 7 pm	17	18
19	20 Management office closed. Trash will be picked up.	21 Parking, Security & Traffic Committee 7 pm	22	23 Fairlington Historical Society 6:30 pm	24	25
26 Games Night - 7 pm	27	28 Book Group 7:30 pm	1 <i>March</i> Board Meeting 7 pm	2	3 FHS "Voices of History" 6:30 pm	4
5	6	7 King Street Committee 7:30 pm	8 Communications Committee - 7 pm	9 Activities Committee 7 pm	10	11

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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Arlington, VA 22206

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