



# North Fairlington News

Historic Fairlington Villages

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WWW.FAIRLINGTONVILLAGES.COM

## Condo Fees to Rise 8.29 Percent in FY07 Budget

Condo fees will rise 8.29 percent starting October 1 under the \$5.54 million budget approved by the Board in August.

The Board adopted the budget by a vote of 5-2 after agreeing to a series of modifications to the draft budget distributed to the homeowners in July and adjusting the schedule of reserve expenditures.

Changes include reducing pool hours, deferring the pool renovation project, postponing the next round of shutter replacement, and scaling back other proposed increases, as well as covering some of the costs of the June storm damage.

Several of the changes reflected comments made by residents at the budget forum on July 19. Roughly 35 people attended the budget meeting, led by Treasurer Carmel Cassidy. About 55 people turned out for the Board meeting on August 2.

### Special Assessment

The main Board debate centered

on whether to enact a one-time special assessment to cover the costs of storm-related cleanup and repair. At-Large Director Claudia Wolfe proposed a special assessment totaling \$500,000, which was defeated by a 6-1 vote. (See page 7 for votes on individual budget-related items.)

Those in favor of a special assessment argued that a one-time assessment was better than including these costs in the base budget, while opponents cautioned that any special assessment was likely to be viewed negatively by potential purchasers, thereby having an adverse impact on the marketability of Fairlington units.

An informal show-of-hands at the July budget forum indicated that attendees were fairly evenly divided between those supporting a special assessment and those opposed.

Instead of imposing a special assessment, the Board agreed to a plan by which the storm costs would be recouped over the next several years.

The FY07 budget calls for offsetting \$100,000 of those expenses. Preliminary estimates suggest the total uninsured costs may be roughly \$350,000.

The total 8.29 percent increase in condo fees includes this additional \$100,000 in FY07.

### Amendments

Under an amendment offered by Ward 1 Director Guy Land, pool hours would be reduced for FY07 and the condo would seek to find savings by moving to optional electronic delivery of the newsletter during next year. An amendment offered by At-Large Director Terry Placek would scale back proposed increases in the general administrative account. Both amendments were adopted by large margins.

Prior to action on the budget, the Board approved plans to move forward with the hallway renovation project but voted to delay the refurbishment of the exterior entryways/

*Continued on page 5*

### Key Elements of FY07 Budget

- Increases condo fees by 8.29%.
- Moves forward with the hallway renovation project in FY07 but defers the work on the exterior entryways/doors and windows for five years.
- Covers \$100,000 of storm-related expenses in FY07.
- Avoids a special assessment.
- Defers beginning the pool renovation program until FY08.
- Reduces the pool operating hours for FY07.
- Reduces the increase in the newsletter account to reflect a shift to electronic delivery and scales back the increase in the general administrative account.

## Board Moves Forward with Hallway Renovation Project

After a spirited discussion and thoughtful input by residents at its August meeting, the Board of Directors agreed on a final scope of work for the hallway renovation project, setting the stage to begin the project later this year.

Given the unexpectedly high bids received from two contractors, the Board decided to scale back the project, deferring the installation of new windows and refurbished exterior doors. Basic features of the project remain the same, including new carpets, wallpaper and light fixtures.

The work on the doors and windows would occur only after all the interior hallway work had been done. The interior work is projected to take five years to complete.

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## **Board Approves Modifications To Reserve Work Schedule**

Reflecting increased costs for the hallway renovation project and changing priorities for other capital improvements, the Board adopted a revised reserve schedule at the August Board meeting. The revisions build on the recommendations provided by an outside reserve engineering firm last year.

The Board approved the revisions by a vote of 6-1.

Under the revised schedule, the balance in the reserve account would never fall below \$1 million, and several ongoing projects, such as the roof replacement and sewer relining programs, would continue without change.

A major change is the increased cost of the hallway renovation project, but with the work on the exterior doors and windows not beginning until FY2012. The door/window component would itself take five years to complete.

To help accommodate the costs of the hallway project in the early years, the revised schedule shifts the pool renovation program to FY08. That

project was initially supposed to begin this month. It also defers the shutter replacement program for another year. The existing plan had called for the next phase of shutter replacements in FY07.

Other reserve expenditures anticipated for FY07 include the launch of a gutter demonstration program, additional masonry work, the initial phase of a parking lot renovation program, and some balcony repair work.

The new schedule follows the existing reserve study's recommendations to increase contributions to reserves annually by 10 percent in FY07 and FY08, but it also calls for continued 10 percent increases in the outyears, while the existing study had projected that the increases would gradually decline.

Reserves are funds set aside for future repair and replacement of major capital items. Contributing money annually to reserves ensures that adequate funds are available when a major capital asset, such as roofs, balconies, or fences, needs replacing.

## **Fairlington Gets New General Manager**

With 25 years of community experience in the greater Washington area, Joe Colombo will become Fairlington's new General Manager in September.

He replaces Bill Reynolds, who has been promoted to Senior Vice President at Legum & Norman, the condo's management company.

Joe is currently the Community Manager for Cameron Station in Alexandria, the largest homeowner association inside the beltway with more than 1700 units. Prior to that he was the General Manager for The Fountains Condominium, a high-rise condo in Alexandria.

Under his leadership, both of these organizations were recognized by the Washington Metropolitan Chapter of the Community Associations Institute for the excellence of their operations.

Joe has particular experience in

overseeing major construction and infrastructure projects, which makes him particularly well-suited for Fairlington, which is about to launch several key projects. At The Fountains, for example, he supervised \$3.5 million in restorations and repairs, while at Lake Linganore Association in Maryland he directed major new construction activities.

Married for 37 years, Joe has two daughters and two grandsons.

Bill Reynolds will be working with Joe during a short transition period before Bill assumes his new duties full time. Residents should feel free to drop by the office and welcome Joe to Fairlington.

The Board expresses its gratitude to Bill for his six years of service to Fairlington Villages and looks forward to working with him in his new corporate capacity.

## **Work Session To Focus on Flood Response**

A special work session of the Board on September 13 will examine the status of the flood damage repairs and discuss options for minimizing future water intrusion.

Almost 300 units experienced some form of water intrusion in June's record rainfall. Roughly three-fourths of those had not reported any problems in the heavy storms of 2003 and 2005. That suggests the unprecedented nature of the rainfall. In addition, most of the units that did have intrusion in those prior storms had no water in June, reflecting the success of the steps management took to solve their problems.

Management has consistently sought to address flooding problems whenever they occur. Often this has involved hiring an outside structural engineer to recommend solutions. Even though management implemented the recommendations of the engineer for many of the units that experienced flooding in 2003, several of these still experienced water damage in June.

In the work session, management will be discussing with the Board the status of renovation and repair work within the flooded units and will provide an overview and analysis of the nature of the leaks, the history of leaks and remediation efforts in certain units, an assessment of the effectiveness of newer gutters that have been installed since 2003, and potential strategies for minimizing future water intrusions.

The Board will be looking at a wide range of options, including gutter replacement and cleaning, drainage work, and window well coverings.

The Board expects to engage an outside engineer to help guide its work.

All owners who reported flooding this summer are being notified of the work session.

Interested residents are welcome to attend the meeting.

## The Recycling Bin



### Recycle those phone books

Verizon delivered new telephone books to most Fairlington units in August. Please recycle your old ones by placing them with the regular Wednesday recycling. Our trash collector will pick them up along with the newspaper recycling.

### Computer recycling opportunity

PC Recycling in Chantilly will offer free computer recycling drop off on Friday, Sept. 8 from 9 a.m. to 5 p.m. and Saturday, Sept. 9, from 10 a.m. to 2 p.m. They are located at 4005 Westfax Drive, Suite A, Chantilly VA (Highway 50 West, 1/2 mile past intersection of Route 28).

They also have options for inexpensive destruction of hard drive data. More information can be obtained from their website, [www.pcrecycler.net](http://www.pcrecycler.net).

## Hallway Project

*Continued from page 1*

The Board debated several cost-cutting measures. Some Board members proposed dropping all supplemental items from the scope of work, including chair rails, moldings, corner guards, and weatherstripping, but there was general agreement that these features are not frivolous and in fact will help protect the buildings in the long run. (See page 7 for votes on hallway items.)

The Board also considered painting the hallways rather than using wallpaper, but experience has shown that wallpaper lasts longer than paint and will ultimately be less expensive.

Gorden Shelp, co-chair of the ad hoc hallway renovation committee, was on hand to help clarify some of these issues for the Board.

Board President Guy Land had asked the committee to respond to several items that had been raised by homeowners at the July budget forum, including whether to begin the planning process all over, defer the work on the exterior doors and windows, use paint rather than wallpaper, and scale back embellishments.

Some residents proposed postponing the hallway project for a year or more given current unprecedented demands on the Association's budget, in particular the cost of storm recovery and repair. However, Board members felt that the hallway work is necessary to protect our investment in Fairlington's valuable physical plant. In addition, the cost of labor and materials will continue to rise in coming years.

The ad hoc committee and Management have been refining the quantities needed for various items in the scope of the work. These changes are expected to lower the overall cost of the project.

The Board instructed Management to negotiate a contract with Palmer Brothers based on the revised scope of work. The final contract will come before the Board for approval later this fall.

—Linda Del Bene

## 2006/07 Fees by Type of Unit

TOWNHOUSE UNITS	% of Ownership	Condo Fee 06	Condo Fee 07
Georgetown	.0514915	\$214	\$231
Edgewood	.0638990	\$265	\$287
Clarendon II	.0620376	\$258	\$279
Clarendon	.0663770	\$276	\$298
Dominion II	.0800294	\$332	\$360
Dominion	.0856077	\$355	\$385
Arlington	.0893306	\$371	\$402
APARTMENT UNITS			
Braddock	.0421257	\$175	\$189
Braddock II	.0428068	\$178	\$192
Braddock III	.0371580	\$154	\$167
Braddock IV	.0371580	\$154	\$167
Braddock V	.0378391	\$157	\$170
Fairfax	.0527305	\$219	\$237
Richmond	.0514915	\$214	\$231
Staunton	.0545273	\$226	\$245
Bradford	.0539695	\$224	\$243
Berkeley	.0589372	\$245	\$265
Ashlawn	.0681797	\$283	\$307
Ashlawn II	.0570112	\$237	\$256
Sherwood	.0557722	\$232	\$251
Barcroft	.0619730	\$257	\$279
Barcroft II	.0582501	\$242	\$262
Barcroft III	.0594950	\$247	\$267
Hermitage	.0638990	\$265	\$287
Monticello	.0719025	\$299	\$323
Mt. Vernon	.0763065	\$317	\$343
Buckingham	.0594950	\$247	\$267



PHOTO BY GUY LAND

## How Were the Pools?

Now that the pool season is winding down, let us know what you think about how the pools operated this year.

A survey was distributed at all the pools in August, but if you didn't get the form, or never got around to filling it out, you can go online and give us your feedback. Just log on to our website and click on "Surveys."

Questions include such things as hours, the performance of the life guards, and the cleanliness of the pool area.

The survey will help us shape our plans for next season.

## Activities Around the Grounds

### Fairlington 30 Somethings, Sept. 20

Meet your Fairlington neighbors at the monthly 30-Somethings Happy Hour at 7 p.m. on Wednesday, Sept. 20 at Carlyle. The group will meet again on Oct. 18 at Extra Virgin in Shirlington Village.

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 Natalie Halpern at nataliehalpern@yahoo.com.

### Doggie Dip, Sept. 24

Back by popular demand, we're going to hold our 5th annual Doggie Dip at Pool 5 on Sunday, Sept. 24. It's the last night of swimming before Pool 5 is closed and prepared for another winter, so it's a perfect time to treat our dogs to a swim. From 5-7 p.m. all dogs are invited to use the pool.

If your dog likes the water and can behave around lots of other dogs, bring him/her by for a swim. This is a once-a-year event that you won't want to miss. Dogs are not allowed in the pool enclosures at any other time.

People will not be allowed in the water with their pooches or after the dogs swim, due to health codes. Owners, not the lifeguards, are responsible for the safety and behavior of their dogs and will be required to sign a waiver upon entering the pool area with their dogs.

So grab Fido and a tennis ball and join us for a fun event. Stop by, even if you're not a dog owner; we guarantee you'll enjoy this swimming spectacle!

### Book Group, Sept. 26

The Book Group will evaluate *Thin Slicing*, *Power Judgments*, and the *Power of Thinking Without Thinking* while discussing Malcolm Gladwell's *blink* on Tuesday, Sept. 26 at 7:30 p.m. in the community center.

The book for the October meeting

is *Marley & Me: Life and Love with the World's Worst Dog* by John Grogan. During the meeting, the group will pick future book selections. For more information, contact Kavita Kalsy at [kkalsy@hotmail.com](mailto:kkalsy@hotmail.com).

### Games Night, Sept. 17

Join us for Bridge, Poker, Black Jack, Hearts, Scrabble, and Scattergories or bring your own game to our monthly Games Night from 7-9 p.m. on Sunday, Sept. 17 at our community center on Abingdon Street.

### Fall Yard Sale, Oct. 14

Get ready to get rid of all your excess stuff and to meet some great neighbors at our Fall Yard Sale on Saturday, Oct. 14 from 8 a.m. to 1 p.m. It's so easy: just bring your items up to the community center parking lot between 7 and 8 a.m. and choose a space to set up your sale. The cost is only \$10 a space and *no reservations are necessary*.

The community doesn't allow separate yard sales on the property, so this is your big chance. Just in case, our rain date is Sunday, Oct. 15.

### U.S. Open Women's Finals, Sept. 9

Join the Tennis Committee for our special event on Saturday, Sept. 9, to watch the women's final of the U.S. Open on a large screen in the community center. We'll start with open tennis on the main courts at 4 p.m. for anyone wishing to play, then start the cook-out about 6 p.m. so we can catch the

show at 8 p.m.

There is no charge for this event and guests are welcome.

The next monthly tennis party will be held on Friday, Sept. 15 starting at 7 p.m. on the main courts by the community center.

Congratulations to the Women's team, which tied for first place in their league.

In view of an incident which occurred on the courts recently, players should be advised that a single player does not have the right to get on a court to "save" it while waiting for a partner, nor does one player have the right to practice his/her serve if two or more players show up ready to play. Two or more players always take precedence over a single individual.

### Neighborhood Watch Training, Sept. 18

Those interested in becoming part of the Fairlington Villages Neighborhood Watch program, the Fair Watch, are encouraged to attend the training session to be held on Monday, Sept. 18 at 7 p.m. in the community center.

Arlington County police will help conduct the training. Alexandria residents are also invited to participate.

For more information, email [parksec@fairlingtonvillages.com](mailto:parksec@fairlingtonvillages.com).



PHOTO BY SARAH KISH

A good turnout heard tips on vehicle safety at an August 15 forum led by, from left, Det. Damon Washington, Det. Chris Dengeles, Board liaison Roger Lowe, Lt. Mark Belanger, and Committee Chair Mirta Arazoza. Lt. Belanger reminds people that if your vehicle is missing and you recover the car yourself, please inform the police so they can remove it from the list of stolen vehicles.

# Manager's Corner

Bill Reynolds



**Good Bye** – It was a snowy day on December 31, 2000 when I drove here from Lewes, DE to begin my term as General Manager. My official start date was January 2nd but the unexpected snow said otherwise. Since that time Fairlington Villages has gone through numerous snowfalls, rainstorms, the residuals from a couple of hurricanes and a tornado.

While these events have created time stamps for me, my memories will be the people. I have had the privilege of working with a staff of employees who are among some of the most dedicated in the industry. I've also had the opportunity to meet or speak with many of you personally, frequently as a result of a stressful or unpleasant situation. Without question Fairlington Villages has the largest percentage of understanding and patient residents of any community with which I have been affiliated.

Finally, I have had the benefit of working with a Board of Directors that truly puts the interest of the community first. This focus, along with their commitment to communications, service and quality makes them one of the most professional boards with which I've had the pleasure to work. Thank you for a challenging, interesting, educational and rewarding five and a half years.

**Pets on Leashes/Plants** – Please be reminded that the Association Rules and Regulations require your pet to be on a leash and under your control while in the common areas. Also, please be aware that pet urine can damage the turf and plants as they are unable to tolerate repetitive visits from pets.

**Demolition of Jefferson Memorial Hospital** – We have been advised that the Jefferson Memorial Hospital located at 4600A King Street will be demolished. This demolition is expected to begin in September and will take four to six months to complete.

Demolition will be accomplished in accordance with Alexandria's Noise Ordinance in that it will not start before 7 a.m., Monday – Friday and 9 a.m. on Saturday. All work will stop before 6 p.m. every day and there will not be any work on Sundays or Holidays. This work is being completed by the Jefferson Memorial Hospital Joint Venture.

**Late Pool Hours** – A few pools will remain open after Labor Day again this year.

- Pool 2 open Sept. 5-17:** Weekdays 3 p.m. – 7 p.m.  
Weekends 10 a.m. – 7 p.m.
- Pool 5 open Sept. 5-17:** Weekdays 1 p.m. – 7 p.m.  
Weekends 10 a.m. – 7 p.m.
- Pool 5 open Sept. 18-24:** Weekdays 3 p.m. – 7 p.m.  
Weekends 10 a.m. – 7 p.m.

# 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
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.

**Condo Fees**

*Continued from page 1*

doors and windows for five years. (See story on page one.)

The final budget, like the draft presented to the homeowners in July, contains funds to increase the frequency of gutter cleanings and conduct drainage work in selected areas of the property, as well as begin a gutter improvement demonstration program with reserve funds.

The FY07 budget follows the recommendations of last year's reserve study, which called for increasing contributions by \$154,000 in FY07. The Board also adopted some modifications to the reserve study to accommodate the revised costs of the hallway renovation project and to reflect changes in priorities for capital expenditures. (See story on page 2.)

The other main increase is attributable to increases in water and sewer rates charged by Arlington County and the City of Alexandria. Most operating expenses were held at the FY06 spending level.

Condo payment coupons for the new fiscal year will be mailed out in early September.

– Guy Land

## Board Meeting Agenda September 6

The following is the preliminary agenda of the September 6 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 – Aug. 2, 2006
- V. Old Business
  - A. Tot Lot Proposal
  - B. Community Center Rental Policy
  - C. Hallway Interior Unit Doors
- VI. New Business
  - A. Trash Violation – 3028 S Abingdon St., B2
  - B. Trash Violation – 4801 S 31st St., A1
  - C. Variance Request – 2845 S Buchanan St. A1 (New Window Installation)
  - D. Fall Volunteer Planting Bulbs
  - E. Drainage & Erosion Repairs – 4813 to 4827 S 29th St.
  - F. Slate Roof Replacement Program
  - G. Slate Roof Preventive Maintenance Program
  - H. FY '07 Community Activities Calendar
  - I. Employee Retirement Plan
  - J. Annual Employee Performance Reviews
  - K. Management Contract Revisions
- VII. Management Action Items
- VIII. Reports
  1. Officers (President and Secretary)
  2. Treasurer's Report
  3. Committees
  4. Management's Financial Report
  5. Management's Administrative Report
  6. Maintenance Reports
- IX. Establishment of Next Board Meeting – Oct. 4, 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.

### Board notes

*Continued from page 7*

**G. Reserve Study Modifications:** Mr. Land moved to approve the attached 2006 Modified Replacement Reserve Study Schedule. Passed 6-1.

**H. Hallway Interior Unit Doors:** Postponed to September by unanimous consent.

**I. Volunteer Appreciation Event:** Mr. Lowe moved to approve \$1,200 for a Volunteer Appreciation Event. Passed 7-0.

**J. Unit Repairs - 4911 S. 31st St.:** Ms. Wolfe moved to approve

the request for the installation of ceramic tile in the basement of the unit at a cost not to exceed \$5,000. Failed 2-5.

Want to take a last dip  
before summer ends?  
Be sure to check out  
the new pool schedule.

The News is published by  
Fairlington Villages,  
A Condominium Association

### Newsletter Staff

Designer           MBC ink  
Webmaster        Chris Larson

### Board of Directors

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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.

**Visit us on the web at  
[www.FairlingtonVillages.com](http://www.FairlingtonVillages.com)**

## Board Notes

The Board held its regular meeting on August 2, 2006. The following are highlights.

### Old Business

**A. Apartment Hallway Renovation Contract:** Ms. Placek moved to negotiate a contract with Palmer Brothers Painting and Contracting for the scope of work attached and as revised at this meeting, including deferral of stripping and painting of entry doors and replacement of windows, at a cost not to exceed \$700,000. Passed, 6-2, roll call. Yes: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub. No: Mr. Burke and Ms. Wolfe.

Prior to a vote on the main motion, the following substitute motion was offered:

Mr. Burke moved to contract with Palmer Brothers Painting and Contracting for the scope of work contained in the base bid for carpet, wallcoverings and flush mount light fixtures, at a cost of \$486,384.46. Failed, 3-5, roll call. Yes: Mr. Burke, Mr. Straub and Ms. Wolfe. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales and Ms. Placek.

Prior to a vote on the main motion, the following amendments were offered:

**Amendment 1:** Mr. Burke moved to exclude chair rails. Failed, 2-6, roll call. Yes: Mr. Burke and Ms. Wolfe. Yes: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 2:** Mr. Burke to exclude corner guards. Failed, 2-6, roll call. Yes: Mr. Burke and Ms. Wolfe. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 3:** Mr. Burke moved to exclude handrails. Superseded by a secondary amendment.

Substitute Amendment (Amendment 3): Prior to a vote on amendment 3, the following secondary amendment was offered and approved as a substitute amendment: Mr. Land moved to include installation of handrails only where they are required or are practical or when requested based upon a physical need. Passed, 8-0, roll call. Yes: Mr. Burke, Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 4:** Mr. Burke moved to eliminate hanging light fixtures. Failed, 2-6, roll call. Yes: Mr. Burke and Ms. Wolfe. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 5:** Mr. Burke moved to eliminate painting of accent stripes. Failed, 3-5, roll call. Yes: Mr. Burke, Mr. Land and Ms. Wolfe. No: Ms. Kish, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 6:** Mr. Burke moved to eliminate installation of building entry thresholds. Failed, 2-6, roll call. Yes: Mr. Burke and Ms. Wolfe. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendment 7:** Mr. Morales moved to exclude weatherstripping, door knobs, door closers, kickplates, circular windows, double hung windows, and unit thresholds. Failed, 4-4, roll call. Yes: Mr. Burke, Mr. Land, Mr. Lowe and Ms. Wolfe. No: Ms. Kish, Mr. Morales, Ms. Placek and Mr. Straub.

**Amendments to Amendment 7:** Prior to a vote on amendment 7, the following secondary amendments were offered:

Mr. Land moved to strike exclusion of fire extinguisher cabinets. Passed, 7-1, roll call. Yes: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek, Mr. Straub and Ms. Wolfe. No: Mr. Burke.

Mr. Straub moved to strike exclusion of circular and double hung windows. Failed, 4-4, roll call. Yes: Ms. Kish, Mr. Lowe, Ms. Placek, and Mr. Straub. No: Mr. Burke, Mr. Land, Mr. Morales and Ms. Wolfe.

**B. Tot Lot Proposal:** Postponed to September by unanimous consent.

**C. Community Center Rental Policy:** Postponed to September by unanimous consent.

### New Business

**A. Trash Violation - 4900 S. 29th Rd., B-2:** Mr. Morales moved to approve the assessment of a \$50 trash charge. Passed 6-0-1.

**B. Trash Violation - 3017 S.**

**Columbus St., C1:** Ms. Placek moved to approve the assessment of a \$50 trash charge. Passed 6-0-1.

**C. Variance Request - 2960 S. Columbus St., C-2 - Finish Attic & Install Staircase:** Ms. Wolfe moved to approve a variance request to renovate the existing attic space into a livable space and to install a staircase leading from the bedroom to the attic. Passed 7-0.

**D. Request for Reimbursement - 4628 S. 31st Rd.:** Ms. Placek moved to approve the request for reimbursement to the homeowners for repairs to their vehicle in the amount of \$1,408.29. Failed 1-7.

**E. Judicial Sale Authorization - 4885-B S. 28th St.:** Ms. Placek moved to initiate proceedings to obtain a judicial sale of the property at 4885-B S. 28th Street. Passed 6-0-1.

**F(a). Special Assessment:** Ms. Wolfe moved to impose a special assessment for \$500,000 to fund the 2006 deficit with the balance going into homeowners' equity. Failed, 1-6, roll call. Yes: Ms. Wolfe. No: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales, Ms. Placek, and Mr. Straub.

**F(b). FY07 Budget:** Ms. Wolfe moved to approve the FY 2007 Budget that results in an 8.29% increase in condo fees. Passed, 5-2, roll call. Yes: Ms. Kish, Mr. Land, Mr. Lowe, Mr. Morales and Ms. Placek. No: Mr. Straub and Ms. Wolfe.

Prior to a vote on the main motion, the following amendments were offered:

**Amendment 1:** Mr. Land moved to amend the following: reduce Line Item 41500 (Newsletter) by \$1,000 from \$27,000 to \$26,000; reduce Line Item 63000 (Pool Contract) by \$7,000 from \$123,000 to \$116,000; and increase Line Item 75050 (Operating Contingency) by \$100,000 from \$40,000 to \$140,000. Passed 6-1.

**Amendment 2:** Ms. Placek moved to reduce Line Item 43800 (Administrative Miscellaneous) by \$2,000 from \$23,000 to \$21,000. Passed 7-0.

*Continued on page 6*

**September Activities**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>September</i> FHS "Voices of Fairlington" 6:30 pm	2
3	4 Management office closed. <b>Trash WILL BE picked up.</b>	5 King Street Committee-7:30 pm	6 Mom's Group 12:30 - 2:30 pm Board Meeting 7 pm	7 Tennis Committee 7 pm	8 Volunteer Appreciation Event	9 "An Evening at the US Open" 4 pm
10	11 Building & Grounds Committee - 7 pm	12 FCA Meeting N Fairlington CC 7:30 pm	13 Mom's Group 12:30 - 2:30 pm Board Flood Work Session - 7 pm	14 Activities Committee 7 pm	15 Tennis Party 7 pm	16 Tennis Tournaments
17 Tennis Tournaments Games Night - 7 pm	18 Neighborhood Watch - 7 pm	19 Parking, Security & Traffic Committee 7 pm	20 Mom's Group 12:30 - 2:30 pm Technology Committee - 7 pm	21 Variance Committee 7 pm	22	23 Tennis Tournaments
24 Tennis Tournaments Doggie Dip Pool #5 - 5 pm	25 Pool Committee 7 pm (Pool #5)	26 Book Group 7:30 pm <i>Blink: The Power of Thinking Without Thinking</i>	27 Mom's Group 12:30 - 2:30 pm	28 Fairlington Historical Society 6:30 pm	29	30 Tennis Tournaments
1 <i>October</i> Tennis Tournaments	2	3 King Street Committee-7:30 pm	4 Mom's Group 12:30 - 2:30 pm Board Meeting 7 pm	5 Tennis Committee 7 pm	6	7

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



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