



# North Fairlington News

Historic Fairlington Villages

DECEMBER 2006

VOL. 28, No. 12

WWW.FAIRLINGTONVILLAGES.COM

## Join Our Annual Holiday Party to Ring in the Season



Santa greets the crowd at last year's holiday party.

North Fairlington's annual holiday party has something for everyone, so please join us for the calendar's most popular event on Thursday, Dec. 14 at the North Fairlington Community Center (3005 S. Abingdon St.).

The party begins at 6 p.m. with an old-fashioned sing-along of traditional Christmas carols and other seasonal favorites. Santa Claus may stop by for a visit on his fire truck (if other emergencies don't delay him) and bring goodies for the kids and merriment for all. The hour from 6 to 7 p.m. focuses particularly on young Fairlingtonians.

At 7 p.m., the Community Activities Committee will host a fabulous

spread of food and drink, more music, door prizes, and neighborly cheer until 9 p.m.

Now a popular Fairlington tradition, the Holiday Party has become 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.

We also invite former residents who were active volunteers to pay a return visit and help us carry on the Fairlington spirit.

So join us as we continue this festive North Fairlington tradition.

—Jennifer Butler

## Management Identifies Cost Savings on Hallway Project

After meeting with contractors and vendors to discuss start-up plans for the hallway renovation work, Management has identified considerable cost-saving opportunities for the multi-year project.

Management has also refined many of the specifications for the project, including carpet yardage requirements, tile and floor mat specs, lighting choices, and precise building layouts. Maggie Soto, hallway project manager, presented some key findings to the Board at its November meeting.

Initial plans called for the Association to purchase and store all project materials, including carpeting, wallcoverings and light fixtures, and to contract with Palmer Brothers for their installation. However, rental costs for the required storage space, plus additional insurance and transportation requirements, have proven to be prohibitively expensive. In addition, vendors will not warrant the carpet or wallpaper if it is in storage for more than a year.

On the other hand, if the Association contracts directly with a carpet installer, the installer has agreed to provide storage at no additional cost. Carpet warranties will be extended and the installer will be responsible for

transportation of materials to the worksite.

Given this additional information, the Board agreed to go ahead with the purchase of carpeting for phase 1 of the hallway project and to contract with Carpet Designers for

*Continued on page 7*



Have you picked up your 2007 parking decal yet? Stop by the Management Office today!

## FAQs about North Fairlington's Parking Policies

Parking has become quite tight in North Fairlington recently, both in the lots and on the streets. Here are some answers to frequently asked questions that may avoid some headaches (or having your vehicle towed) in the future.

### Who can park in Fairlington lots?

Any car can park in the lot as long as it displays a valid and current Fairlington Villages parking decal.

### When and where are stickers issued?

You may obtain a sticker by going to the management office and showing that you are a resident. Each unit is allotted a maximum of two stickers: an orange sticker and a green sticker. You get a sticker for each car that is registered with the office.

The stickers EXPIRE every year on the last day of the year (Dec. 31). The new stickers are available beginning in early October.

### What does an Orange Only lot mean?

It means that only cars displaying orange stickers can park in that lot. If

you have a green sticker and you park in an Orange Only lot, you are at risk of having your vehicle towed. The Orange Only lots are identified at the entrance to the parking lot.

### What do I do if I see cars parked in the lots that do not have valid stickers?

If you notice a vehicle parked in the lot that does not belong there because it does not have a sticker, it has the wrong sticker, or it has an expired sticker, then you should call the patrol service (703-930-7282) and report the model and tag number of the car.

Upon receipt of the complaint, the patrol officer will come to the lot and check the vehicle called in, as well as all other vehicles parked in that lot, and any vehicles found to be illegally parked will be towed. The patrol officer will not check the lots for illegally parked cars without a complaint first being made.

### What do I do about parking on the street?

The Association is not responsible for parking on Arlington County and

City of Alexandria streets. Anyone can park on the street as long as the street is not zoned in some way by the County/City.

A car is considered abandoned and subject to ticketing/towing if it is parked ten consecutive days in Arlington County and three consecutive days in the City of Alexandria. To report cars that are in violation of any of these policies, you must call the County/City directly. If you wish to have your street zoned, you must contact the County/City and follow their instructions for zoned parking.

### Why can't I have a reserved parking space?

All North Fairlington owners have an equal ownership interest in every parking space in the condo.

In addition, the parking spaces are not evenly distributed around the units. Thus some small parking lots serve a large number of units, while some larger parking lots serve a relatively small number of units. As a result, assigning parking spaces could potentially require some residents to walk several blocks to their assigned space.

—Mirta Arazoza



## Update on Maintenance Projects



The fall has seen substantial activity to maintain North Fairlington's physical infrastructure.

### Flat Roof Cleaning

During early November, Fairlington maintenance staff cleaned all 91 flat roofs. They removed all the debris from the roofs and cleaned scupper boxes and downspouts.

They also cleaned the porch gutters and window wells. The work should minimize the risk of water intrusion in winter storms.

The scupper boxes were renovated last year as part of a comprehensive renovation of the parapet walls on all the flat-roof buildings.

### Flood Prevention

An engineer from Thomas Downey, Ltd. has now inspected most of the

units that have had multiple water intrusion incidents. In addition, the engineer has examined the building exteriors in these locations and has begun developing recommendations for corrective action.

Options under review include landscaping changes to address drainage problems, the installation of larger gutters and downspouts, and rebuilding specific parking lots to yield better drainage.

The engineer will present his preliminary findings at the December Board meeting. An open work session of the Board is expected early next year to review the engineer's findings and recommendations.

### Gutter Cleaning

Cleaning of North Fairlington's gutters is now well under way. Association

staff are using two man-lifts to clean all the gutters on the property. The schedule depends on the weather and the pace at which the leaves fall.

All gutters are expected to have been cleaned by the end of the year.

### Balcony Inspection

A routine inspection of balconies earlier this year revealed that a few balcony posts are exhibiting signs of potential failure, as the posts have reached the end of their useful life.

A structural engineering firm has been studying the balcony support system, examining the current condition of the balcony posts and recommending steps to maintain the structural integrity of the balconies. The Board is expected to consider their recommendations early next year.

—Guy Land

## The Recycling Bin



### Recycle That Holiday Tree

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.

### Earth to Fairlington Residents - Cardboard IS Recyclable!

Every week residents toss hundreds of cardboard boxes on trash piles – particularly on Mondays. Apparently residents are unaware or unconcerned that corrugated boxes can be recycled. Our trash contractor (Capitol Services) now takes broken down boxes with other recyclables on Wednesdays, thus adding to the greening of planet Earth.

Cardboard thrown in with trash adds significantly to total trash weight and reduces our community's ability to meet state standards for recycling. So from now on when you think about trashing your cardboard, think instead of the benefits to our community and to Mother Earth.

—Bob McCulloch

## New Lot Designated Orange Only

Effective December 1, parking lot #11 (4811 - 4821 S. 31st St.) is "Orange Only." Your vehicle must display a current orange decal to park in that lot.

Residents in the area of that lot petitioned the Board to make the lot orange only, and the Parking, Security & Traffic Committee recommended that the Board approve the request.

The lot is one of Fairlington's smallest lots, with only 15 spaces serving 24 units in the general area of the lot. Residents from 22 of the 24 units signed the petition requesting the designation.

## Checking It Out



PHOTO BY GUY LAND

Stephanie Seltz, Larry Straub, James Yorke, Carmel Cassidy, David Rose, Terry Placek, Joel Owen, and Sarah Kish get ready to inspect the condo property as part of the annual Fall Buildings and Grounds Walk-Through on November 4.

## Outside Auditor Examines Association's Books

David Bremer, CPA, of Ahlberg & Company, an independent accounting firm, has begun his annual audit of the Association's financial records for fiscal year 2006, which ended September 30.

Bremer will formally present his audit report to the Board at its January 2007 meeting. The auditor also makes a report to the homeowners at the Association's annual meeting in March.

As part of his audit, Bremer spot checks invoices, reviews Board resolutions, and conducts an on-site visit.

The Association expects to show an operating deficit this year as a result of cleanup from the June 25 storm.

## Fairlington Plots Garden For Jamestown Anniversary

North Fairlington will join communities across Virginia to mark the 400th anniversary of Jamestown, the first permanent English settlement in the Americas, with the installation of the Fairlington Anniversary Garden at the southwest corner of 31st and Abingdon Streets.

In this prime focal area, where a large juniper currently sits, an eight by ten foot raised garden of perennials, annuals and a period tree will be planted. All of the plants were indigenous to Virginia at the time of the establishment of the Jamestown settlement.

The Virginia Cooperative Extension developed the Anniversary Garden with a signature garden planting of red, white and blue color schemes. All across Virginia, city and town entrance corridors, public gardens, sidewalk containers, hanging baskets, residential lawns, and other forms of gardens and landscapes will display the colorful theme in 2006 and 2007.

—David Rose

## Introducing Fair Watch

North Fairlington has kicked off its neighborhood watch program, Fair Watch, with an informative presentation by the Arlington Police on September 18. Many of your friends and neighbors have joined to be a Watch Captain and to keep an eye on the neighborhood and on the safety of our community. We would like to encourage you to join - no late night patrolling required.

Officer Richard St. Clair, of the Arlington Police Neighborhood Watch Program, had this helpful hint for our community. If you notice you haven't seen a neighbor in awhile and they are not away on travel, or if mail and newspapers are piling up, the Police encourage you to call their non-emergency phone number (703-558-2222) and request they "check on the welfare" of your neighbor. They will take the appropriate measures to make sure your neighbor is ok.

Contact the Parking, Security, and Traffic Committee for more information, at [parksec@fairlingtonvillages.com](mailto:parksec@fairlingtonvillages.com).

—Joyce Dohanian

# Activities Around the Grounds

## Holiday Party Dec. 14

Join your North Fairlington neighbors on Thursday, Dec. 14, for our Annual Holiday Party. The festivities will begin with caroling from 6-7 p.m. and a visit from our special guest Santa around 6:30 p.m. (unless other duties call). At 7 p.m. we'll provide refreshments, more music, and door prizes until 9 p.m.

## 30-Somethings Dec. 13

Meet your Fairlington neighbors at the monthly 30-Somethings Happy Hour at 7 p.m. on Wednesday, Dec. 13 at Capital City Brewing Company in Shirlington Village. We'll be in the back room.

Please bring a new unwrapped toy to give to Toys for Tots or a \$5 donation for a local food bank to help make the holidays brighter for needy area families.

The group will meet again on Jan. 17 at 7 p.m. at Bistro Bistro in Shirlington. Happy hours are the third Wednesday of every month. Everyone (singles and couples) is welcome. Other events are being planned, including a progressive dinner.

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.

## Games Night Dec. 17

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, Scrabble, and Scattergories or bring your own game to our monthly Games Night from 7-9 p.m. on Dec. 17 at the community center.

Come and join us for some fun games before the holiday season.

## Thanks for Health Fair

North Fairlington's first-ever health and fitness fair drew a large crowd of residents seeking advice on fitness, healthy eating, dental care, and flu shots. The event was coordinated by Andy Raab of the Community

Activities Committee and Kristi Daniels, President of the Fairlington Citizens Association.

Scores of Fairlington residents took advantage of the fair to get their flu shots, with only a few grimacing as Coty Thuring of Inova Healthsource administered the vaccine.

Face painting, provided by Fairlington Dental, was a popular attraction for the kids, with artists Holli and Hailey Patrick working their magic.

Special thanks go to the organizations that participated: Fairlington Dental, Inova Healthsource's Fight the Flu program, The Energy Club, My Organic Market (MOM's), the Arlington County Chapter of the American Red Cross, Arlington County Department of Parks, Recreation & Cultural Resources (PRCR), Arlington County Agency on Aging, Arlington County Library's ArlingtonReads program, Arlington County Volunteer Office, Muscle Activation Techniques, HealthCentral Network, Inc., Arlington County Tai Chi program,

## Healthy Fairlington



PHOTO BY GUY LAND

Todd Gebski picks up information about organic foods from Jen Garman of My Organic Market (MOM) at Fairlington's inaugural health fair Nov. 18.

.....  
Photos of Fairlington Events  
Now on the Website  
Go to [www.fairlingtonvillages.com](http://www.fairlingtonvillages.com)  
and click on "Resources"  
.....  
Egoscue Method Therapy, and WalkArlington.

## Book Group

The Book Group will not meet in December. We will next meet on Jan. 23, to discuss *The Memory Keeper's Daughter* by Kim Edwards.

## Halloween Party Thanks

Dozens of witches, pirates, tiggers, and princesses descended on the community center this year for an incredibly successful Halloween party.

Around 6 p.m. the community center was packed, and kids and parents had spilled out onto the patio enjoying the good weather.

Thanks must go to our office staff and to the members of the Community Activities Committee, especially Arline Kerrigan, our Halloween enthusiast who single-handedly put up all the decorations. And a special thanks to June Totten and Terry Placek for chipping in to help with the hot dogs.



PHOTO BY GUY LAND

Emily Harstad, accompanied by mom Tamara, is all ready for the Halloween party.

## Manager's Corner

Joe Colombo



**Avoid New Year Tow NOW!** – Did you know that your 2006 parking decal expires on 12/31/06? 2007 Decals are now available. To avoid being towed next year please bring your current vehicle registration to the office before December 31 so you can pick up your new decal. When you come in, we will ask for an emergency contact person,

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

**Red Reflector Pickup** – The Maintenance staff have been picking up all the red reflectors that mark resident-maintained plant beds. Residents who are interested in taking care of the beds again next year should come by the office after April 1 to pick up the reflectors and sign an agreement for maintaining the beds.

**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. Additionally, pine needles can clog your vacuum cleaner and vacuum hose. Using a tree bag before setting up your tree will help alleviate this problem. Free Tree Bags are available in the Management Office. After the decorations and tinsel have been 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 recycled 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

|                 |                               |
|-----------------|-------------------------------|
| Joe Colombo     | General Manager               |
| Miguel Galvez   | Maintenance Manager           |
| Trish Lall      | Operations Manager            |
| John Williams   | Office Manager                |
| Mayea Henderson | Resident Services Coordinator |
| Andrea Kenney   | Receptionist                  |
| Maggie Soto     | Special Projects Manager      |

### 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. We will be picking up all of our outdoor water hoses on or shortly after Dec. 15. If you have a personal hose outside please take it in for storage before that date.

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.

### Holiday Season Decorations Permitted

Under a policy approved by the Board in 2003, residents have a blanket waiver to hang traditional and other seasonal decorations in common areas from Nov. 15 to Jan. 15.

Over-the-door hangers, magnets, and suction cups are options for displaying door decorations. No alterations or penetrations may be made to the door.

The News is published by  
Fairlington Villages,  
A Condominium Association

### Newsletter Staff

Designer MBC ink  
Webmaster Chris Larson

### Board of Directors

President, Ward 1 Director  
Guy Land 703-998-7663  
Vice President, Ward 2 Director  
Sarah Kish 703-379-6369  
Treasurer, Ward 3 Director  
Carmel Cassidy 703-379-1610  
Secretary, At-Large Director  
Terry Placek 703-671-7550  
Ward 4 Director  
Larry Straub 703-379-1739  
Ward 5 Director  
Victor Morales 703-931-3737  
Ward 6 Director  
Chip Highsmith 703-820-1846  
At-Large Director  
Roger Lowe 703-931-0418  
At-Large Director  
Claudia Wolfe 703-998-0294

### Committee Chairs

Buildings & Grounds  
David Rose 703-845-0864  
b&g@fairlingtonvillages.com  
Communications  
comm@fairlingtonvillages.com  
Community Activities  
Jennifer Butler 703-998-6581  
Tracy Darroch 703-845-5825  
activities@fairlingtonvillages.com  
Parking, Security & Traffic  
Mirta Arazoza 703-824-8140  
parksec@fairlingtonvillages.com  
Pool  
Meredith Nelson 703-671-4443  
pools@fairlingtonvillages.com  
Tennis  
Peggy Bultman 703-998-7305  
Variance  
Jerry Kraus 703-845-8251  
variance@fairlingtonvillages.com

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 Meeting Agenda December 6

The following is the preliminary agenda of the December 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. Contractor Presentation, Flood Prevention – Doug White, P.E.
- III. Call to Order
- IV. Establishment of Quorum
- V. Approval of Minutes – Nov. 1, 2006
- VI. Old Business
  - A. Lighting Request – 4821 to 4823 and 4811 to 4813 S 29th St.
  - B. Drainage and Erosion Repairs – 4813 to 4827 S 29th St.
  - C. Rules Violation - 4608 S. 30th Rd.
  - D. Janitorial Contract
  - E. Sewer Line Check Valve – 3085 S. Woodrow St.
- VII. New Business
  - A. Trash Violation – 2932 S. Columbus St., B-2
  - B. Variance Request – 2900 S. Abingdon St. (cable line penetration)
  - C. Variance Request – 4862 S. 28th St., C-1 (install spiral staircase)
  - D. Hallway Renovation Contract, Phase I
  - E. Electronic Proxy Voting
  - F. Pool Contract
  - G. Patrol Service Contract
  - H. Amanda Taylor Award
- VIII. Management Action Items
- IX. 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
- X. Establishment of Next Board Meeting – Jan. 3, 2007
- XI. Executive Session
- XII. 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.



### Holiday Office Hours

The Office will be Closed Monday, December 25 and Monday, January 1. There will be no trash pickup. The Office will be open on Saturday, December 30 in case you need to pick up your new parking decal.

---

## Board Notes

---

The Board held its regular meeting on November 1, 2006. The following are highlights.

### Old Business

**A. Lighting Request - 4821 to 4823 and 4811 to 4813 S. 29th St.:** Mr. Lowe moved to approve the request from the homeowners of 4815 through 4823 S. 29th St. for additional pole lighting in the area; and to contract with Kolb Electric for the installation of two six-foot poles and two 13-watt fluorescent fixtures, at a cost of \$2,238. Tabled until the December meeting, 7-0.

**B. Drainage & Erosion Repairs - 4813 to 4827 S. 29th St.:** Ms. Placek moved to contract with Lancaster Landscapes for drainage and erosion repairs at a cost of \$30,800. Tabled until the December meeting, 7-0.

**C. Rules Violation - 4608 S. 30th Rd.:** Ms. Cassidy moved to approve the assessment of a \$50 rules violation charge and authorize a \$10 per day assessment for violations of a continuing nature and directs Management to work with the residents in addressing the smoke odor concerns in both units. Tabled until the December meeting, 8-0.

### New Business

**A. Trash Violation - 2907 S. Buchanan St.:** Mr. Straub moved to approve the assessment of a \$50 trash charge. Failed 0-8.

**B. Trash Violation - 4834 S. 28th St., A-1:** Ms. Placek moved to approve the assessment of a \$50 trash charge. Passed 7-0.

**C. Trash Violation - 4813 S. 28th St.:** Ms. Cassidy moved to approve the assessment of a \$50 trash charge. Failed 8-0.

**D. Request for Orange Only Parking:** Mr. Lowe moved to amend the Parking Policy to include Lot #11 as an "Orange Only" parking lot effective December 1, 2006. Passed 8-0.

**E. Jamestown "Anniversary Garden":** Ms. Placek moved to contract with Lancaster Landscapes for the installation of an Anniversary Garden at the intersection of S. 31st and S. Abingdon Streets at a cost of \$1,500. Passed 8-0.

**F. Newsletter Design/Layout**

**Contract:** Ms. Kish moved to contract with MBC Ink, for the production of a monthly newsletter from December 2006 to November 2007 at an annual amount of \$5,520. Passed 8-0.

**G. Newsletter Printing Contract:** Ms. Kish moved to contract with Global Printing, Inc., from December 2006 to November 2007 to produce an eight-page newsletter, up to 12 issues for \$1,088 per issue and \$1,311 for the August colored-photo issue; and 8 ½ x11 inserts are \$186/single-sided and \$210/double-sided, per issue. Passed 8-0.

**H. Sewer Line Check Valve - 3085 S. Woodrow St.:** Ms. Placek moved to contract with JED Mechanical Contractors, Inc., for the installation of a check valve in the sewer line serving 3085 S. Woodrow Street at a cost of \$6,500. Tabled until the December meeting, 8-0.

**I. Staff Holiday Bonuses:** Mr. Lowe moved to authorize \$3,625 for holiday bonuses for the Association staff

to be distributed as recommended by the Management Agent and approved by the President and Treasurer, with length of service to be a guideline. Passed 8-0.

**Hallway Renovation Resolution Revision:** Ms. Placek moved to amend the Board's actions of October 4, 2006 concerning Apartment Hallway Renovation Contract - Phase I, and Apartment Hallway Renovation Materials Purchase, in the following ways:

1) authorize the purchase of carpet for Phase I

2) authorize Carpet Designers, Inc., for the installation of the carpet in Phase I

3) authorize management to solicit bids for a revised contract for the Hallway Renovation Project.

Passed, roll call, 8-0. Yes: Ms. Cassidy, Mr. Highsmith, Ms. Kish, Mr. Land, Mr. Lowe, Ms. Placek, Mr. Straub and Ms. Wolfe.

---

### Hallway Project

*Continued from page 1*

its installation. This amends an earlier Board decision that would have contracted with Palmer Brothers to do the work. Cost savings are estimated at \$28,000 in phase 1 alone.

Management has negotiated with the wallpaper supplier to provide storage at no additional cost, if the Association purchases material for each phase of the project separately. Warranties will remain in effect.

Light fixtures for the entire project must be purchased at one time, as originally planned, in order to insure their availability, but Management has negotiated with Palmer Brothers to store the fixtures at no additional cost.

The Board had originally agreed to postpone the start of hallway work until March 2007, in large part to avoid the cost of providing heated work trailers during the winter months. Management has since negotiated with Palmer Brothers to supply

the necessary trailers at no additional cost.

As a result, Management may be able to launch the project a few weeks earlier, depending on timelines for delivery of materials.

Finally, the Board discussed the installation of new mailboxes in apartment hallways. The Association has received a waiver from the US Postal Service to allow the installation of mailboxes that no longer meet federal regulations. (Regulations generally require new mailboxes for multi-unit buildings to be installed outside, similar to those at Fairlington Court on 31st St.)

The Board agreed to purchase mailboxes for all 38 apartment buildings at once, since manufacturers are unlikely to continue producing non-regulation boxes. Management will look into storage and installation options for the mailboxes.

—Linda Del Bene

**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> | 2               |
| 3                      | 4   | 5   | 6 Mom's Group<br>12:30 - 3:30 pm<br>Board Meeting<br>7 pm             | 7 Fair Golds<br>11:30 am - 2 pm              | 8                 | 9               |
| 10                     | 11 Buildings &<br>Grounds<br>Committee - 7 pm               | 12 FCA Meeting<br>N Fairlington CC<br>7:30 pm       | 13 Mom's Group<br>12:30 - 3:30 pm<br>Communications<br>Committee 7 pm | 14 Holiday Party<br>6 -9 pm                  | 15                | 16              |
| 17 Games Night<br>7 pm | 18  | 19 Parking, Security &<br>Traffic Committee<br>7 pm | 20 Mom's Group<br>12:30 - 3:30 pm<br>Technology<br>Committee - 7 pm   | 21 Variance<br>Committee<br>7 pm             | 22                | 23              |
| 24                     | 25 Office Closed<br><b>NO Trash pickup</b>                  | 26  | 27 Mom's Group<br>12:30 - 3:30 pm                                     | 28 Fairlington<br>Historical Society<br>6 pm | 29                | 30              |
| 31                     | 1 <i>January</i><br>Office Closed<br><b>NO Trash pickup</b> | 2   | 3 Mom's Group<br>12:30 - 3:30 pm<br>Board Meeting<br>7 pm             | 4  | 5                 | 6               |

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



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

Presorted Standard  
U.S. Postage PAID  
Arlington, Virginia  
Permit No. 559