



# North Fairlington

# News

Historic Fairlington Villages

SEPTEMBER 2010

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WWW.FAIRLINGTONVILLAGES.COM

## Condo Fees Will Increase 2.3 Percent in October

Condo fees will rise 2.3 percent beginning Oct. 1 under the \$6.480 million budget unanimously approved by the Board at its August meeting. The final budget differed from the draft sent to homeowners in July in that the exterior painting line item decreased from \$82,000 to \$56,000, due to receipt of a final bid from the painting contractor.

The fee increase is largely due to the increase in contributions to reserves, along with rising payroll, insurance and utility costs. Payroll

expenses include increased costs for workers compensation insurance, health care coverage, and increases in wage rates.

### Reserve Contributions

Reserves pay for the renovation and replacement of major structural components such as roofs, sewers, parking lots, balconies and pools.

The FY11 contribution of \$2.3 million will fully fund the reserve account as recommended by the 2009 reserve study. The reserve account market value was \$4,158,554 as of June 30.

The Association will complete the multi-year hallway renovation

project and is expected to launch a major balcony repair or replacement program in FY11. On-going roof replacement and sewer relining projects are also expected to continue. These are entirely funded from reserves.

### Utilities and Insurance Expenses

An increase of \$14,000 in water and sewer costs budgeted for FY11 is due to increasing rates from Arlington County and the City of Alexandria, rather than increased usage by residents. Water and sewer rates rose 13 percent in 2009 and 7 percent in 2010 and are projected to rise 7 percent in 2011.

The Association's insurance premiums are going up roughly \$8,000 in FY11, largely due to additional coverage required by FHA and the condo's winter

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## Board Responds to Balcony Homeowner Forum

Thank you to all who attended the balcony homeowners' forum in July. Given the importance the Board sees in taking action to fix the balconies' chronic problems, it was encouraging to have so many residents participate in the balcony forum last month. Moreover, the discussion during the forum has reinforced the Board's urgency in making the right decision soon.

During the forum, the Board heard several key themes from the participating residents:

- The community wants action taken on the deteriorating balconies. The Board completely agrees with this priority since nine balconies are being supported by temporary timber braces until a decision on the final solution is taken.
- Replacing balconies is preferable to repairing balcony columns. This theme is based on the analysis of the life-cycle costs for the different options.
- A non-permeable balcony surface is preferred so that water will not drip on neighbors below.

*continued on page 5*

## Summer Storm's Mayhem



PHOTO BY GUY LAND

Fairlington is hit with more storm damage. See page 2.

## August Storm Does Major Damage to Fairlington Tree Canopy

Unless you have been out of the area for several weeks you are probably fully aware of the significant damage to the Fairlington tree canopy caused by the brief but violent storm in the late afternoon of Aug. 5.

Twenty-two trees came down during the storm, another 20 are so damaged that they must be removed due to safety concerns, and approximately 80 more trees will have to be pruned for safety and tree health issues.



PHOTO BY GUY LAND

Arlington County crews cleared fallen tree debris from Columbus Street after July's violent rain storm.

### Emergency Preparedness and Response Training Begins in September

A violent wind and rain storm in early August left a path of destruction in our neighborhood. If you'd like to join the growing ranks of Arlington residents who are prepared to respond to emergencies of all kinds, CERT (Community Emergency Response Team) training may be for you.

To-date, over 450 County residents have completed this eight-session program. The hands-on training takes place on six weeknights (Tuesdays or Thursdays) and two Saturday mornings. It covers disaster preparedness and medical operations, light search and rescue, team organization, disaster psychology, fire suppression and terrorism.

All classes meet at the Arlington County Fire Department (ACFD) Training Academy in Shirlington and are taught by ACFD staff and CERT members. The training is free and is open to Arlington residents who are at least 18 years of age (16 if accompanied by at least one parent).

Fall classes are scheduled to begin on Sept. 16 and 21. Advance registration is required.

Contact Cynthia Kellams at [ArlingtonCERT@aol.com](mailto:ArlingtonCERT@aol.com) for more information.

—Debbie Williams

The recovery response by the North Fairlington staff along with our landscape contractor and Arlington County was superb. All three put forth a non-stop effort during the first 72 hours following the storm. All roads were passable within 18 hours. Two tree crews from the landscaper were on site for two weeks after the storm. The entire tree canopy was inspected by a tree arborist within a week of the storm.

This was a super effort with outstanding oversight provided by the North Fairlington staff management team.

Full recovery including tree replacements will probably take several years. The Buildings & Grounds Committee did learn several valuable lessons. First, our recent practice of pruning back all limbs near and particularly over structures paid off. There were no building penetrations caused by falling trees or limbs.

Second, the hard wood trees (oaks primarily) fared much better than the softer woods (maple, sycamores, etc.). We will take this into account when developing the tree replacement plan.

And finally, just in the past couple of years, we started a tree "seeding" program by planting young trees in and amongst mature tree stands. This will jump-start the canopy replacement process.

—David Rose

### Pools Stay Open After Labor Day

Summer may be over, but certain Fairlington pools are still open. All pools are open through Labor Day, but pools 2 and 5 have special hours into the fall.

Newly renovated pool 2 will be open into October to accommodate lap swimmers. A heater was installed during the renovation to help maintain the water temperature through the first two weekends in October.

Pool 5 will also be open for a week after Labor Day. Both pools have hours reserved for adults.

Warm September days draw many residents to the pools, so see the condo website for details on the September hours.

**Come out and be green! Why buy new when you can buy gently used from your neighbor's lot?**

**Fall Yard Sale & Plant Sale**

**Saturday, October 2**

**8 am – 12 pm, CC Parking Lot**

## The Recycling Bin



### Green Your Next Move

Thinking of upgrading to a larger home in North Fairlington? Consider hiring an eco-friendly mover.

Companies like Repax minimize the impact of your move on the environment by using reusable interlocking crates instead of cardboard boxes and recycled "EcoWrap" in place of Styrofoam packing peanuts or plastic bubble wrap. According to their web site, using just 25 of their crates for your move would save one tree and 35 cardboard boxes from going to the landfill.

For more information on how to green your next move, visit [www.repax.com](http://www.repax.com).

—Claudia Jellett

## Search Begins for New General Manager

After more than three years as the Fairlington Villages General Manager, Michelle Jolles departed this position and the community last month. Legum & Norman, our supporting management company, is actively searching for her replacement.

The General Manager is an essential position in our community. The General Manager is responsible for the leadership and supervision of all office and maintenance staff, is the principal liaison to the Board of Directors, and is the ultimate point of contact for all resident problems, concerns, and issues. At the end of the day, this position is a very demanding job.

Over the next several weeks we expect Legum & Norman will identify several candidates to fill the General Manager's position. In the interim, John Williams is the Acting General Manager.

The Board of Directors will be interviewing candidates and will make the final decision as soon as possible.

## Three Cheers for a Pool Pizza Party!



PHOTO BY GUY LAND

Beth Baynes and Alan Byroade toast, while Kerry McKinney and Laura Parker look on, at this year's pool pizza party.

## Condo Fees

*continued from page 1*

storm-related claims history.

### Small Surplus becomes Deficit

Treasurer Carmel Cassidy reported at the August Board meeting that a small budget surplus was projected for FY10, despite the large cost of snow removal last winter. Unfortunately the recent storm damage to buildings and trees (estimated at \$30,000 to \$40,000) will result in a deficit. When this happens we borrow our homeowner's equity and from reserves to cover operating expenses. The contingency account line item is intended to cover these unexpected events but was already spent on the snow removal.

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

## 2010/11 Fees by Type of Unit

	% of Ownership	Condo Fee 10	Condo Fee 11
<b>TOWNHOUSE UNITS</b>			
Georgetown	.0514915	\$264	\$270
Edgewood	.0638990	\$328	\$335
Clarendon II	.0620376	\$318	\$325
Clarendon	.0663770	\$340	\$348
Dominion II	.0800294	\$410	\$420
Dominion	.0856077	\$439	\$449
Arlington	.0893306	\$458	\$469
<b>APARTMENT UNITS</b>			
Braddock	.0421257	\$216	\$221
Braddock II	.0428068	\$219	\$225
Braddock III	.0371580	\$190	\$195
Braddock IV	.0371580	\$190	\$195
Braddock V	.0378391	\$194	\$198
Fairfax	.0527305	\$270	\$277
Richmond	.0514915	\$264	\$270
Staunton	.0545273	\$280	\$286
Bradford	.0539695	\$277	\$283
Berkeley	.0589372	\$302	\$309
Ashlawn	.0681797	\$350	\$358
Ashlawn II	.0570112	\$292	\$299
Sherwood	.0557722	\$286	\$293
Barcroft	.0619730	\$318	\$325
Barcroft II	.0582501	\$299	\$305
Barcroft III	.0594950	\$305	\$312
Hermitage	.0638990	\$328	\$335
Monticello	.0719025	\$369	\$377
Mt. Vernon	.0763065	\$391	\$400
Buckingham	.0594950	\$305	\$312

## Never Miss a Condo Fee Payment

– Sign Up for Direct Debit.

## Activities Around the Grounds

### 30-Somethings Sept. 9

The Fairlington 30-Somethings will gather on Thursday, Sept. 9 for a happy hour or an outdoor activity such as volleyball. Plans will be announced by email. If you want to be added to the list, please contact Jeff Hewitt at [j.b.hewitt@verizon.net](mailto:j.b.hewitt@verizon.net) or Kavita Kalsy at [kkalsy@hotmail.com](mailto:kkalsy@hotmail.com).

### Wine Tasting Sept. 11

As the 2010 pool season comes to an end, the Pool Committee invites you to a Wine Tasting Party at pool 5 from 5:30 – 7:30 p.m. on Saturday, Sept. 11. Residents should bring a bottle of wine to share. The Pool Committee will provide a selection of cheese and crackers for you to enjoy with your wine.

Say good bye to summer and enjoy a relaxing evening and good conversation with new neighbors and old friends.

### Mimosa Open Sept. 12

Mark your calendars! The Mimosa Open is scheduled for Sept. 12 at 9 a.m. at the community center.

Fairlington's once-popular "Dress Whites Tennis Party and Brunch" is being offered again this year.

Dig out your white tennis attire and join us. The cost is \$10 per person for a light brunch of bagels, fruit salad, coffee, orange juice, champagne and/or Mimosas. We need to know in advance how many people will be coming, so please call Peggy Bultman at 703-998-7305 to reserve space.

### Doggie Dip Sept. 12

Back by popular demand, the 10th annual Doggie Dip will be held Sept. 12 at pool 5. It's the last night of swimming before that pool is closed and prepared for another winter, so it's the perfect time to treat our dogs to a swim.

From 5 to 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. 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 your furry friend and a tennis ball and join us for a fun event. Stop by even if you're not a dog owner to enjoy this swimming spectacle yourself.

### Tennis Party Sept. 17

Join the Tennis Committee for the September Tennis Party on Friday, Sept. 17, at 7 p.m. at the main courts behind the community center. The cost is \$5 for tennis, drinks and pizza.

### Book Group Sept. 28

Ever wonder about the thought processes that lead your doctor to a diagnosis? Join us on Tuesday, Sept. 28, to discuss *How Doctors Think*, by Jerome Groopman, M.D. We will meet at 7:30 p.m. in the community center.

For further information, please contact Kavita Kalsy at [kkalsy@hotmail.com](mailto:kkalsy@hotmail.com).

### Fall Yard Sale Oct. 2

The Fall Yard Sale is scheduled for Saturday, Oct. 2, from 8 a.m. to noon. The community doesn't allow separate yard sales on the property, so this is your last chance of the year to clear out your closets and attics, and to purchase great new finds from your neighbors!

Just bring your yard sale items to the community center parking lot between 7 and 8 a.m. and choose a lot to set up your sale.

The cost is only \$10 per lot. No reservations are necessary. Lots must be cleared out by 1 p.m.

If you would like to volunteer to help with this event, please email the Activities Committee at [activities@fairlingtonvillages.com](mailto:activities@fairlingtonvillages.com).

### Fall Plant Sale Oct. 2

The sale will take place between 8 a.m. and noon on Oct. 2 in conjunction with the Fall Yard Sale. We will have bulbs (daffodils, tulips, and hyacinths) available at two for a dollar. This year we are hoping to offer some new colors. We will also have a variety of pansies available for a dollar each.

Plants can only be purchased by North Fairlington residents since the Association is subsidizing the cost.

### Pool Pizza Party a Big Success

Pool 5 was the perfect place for our annual Pool Pizza Party. With temperatures reaching 100 degrees and high humidity, the pool provided welcome relief for over 125 people, including many young families who savored hot Vocelli pizza, cool drinks and frozen juice bars.

Special thanks to Ellen Varley for coordinating this event, to Mark Johnson and the office staff for handling the logistics, to Alan Byroade for passing out the hot pizzas, and to Pool Committee members Tammy Harstad, Arline Kerrigan, and Beth Baynes for their assistance in making this party a success.



PHOTO BY GUY LAND

# Manager's Corner

John A.L. Williams Jr., Acting General Manager



## Trash

We receive numerous complaints about trash being disposed of during hours that are not in keeping with the trash policy. The following reminders are provided:

- Trash pick-up service is not provided on Sundays;
- Trash can only be placed out

between 6 and 9 a.m. (Residents are encouraged to take trash to the curb); and

- Bulk pick-up occurs on Thursdays. Please do not place grills, chairs, benches or other bulky items out for pick-up, except for Thursdays.

For more detailed information, please refer to the trash policy in your Resident Handbook. The trash policy and the Resident Handbook are available on the website. Residents are assessed \$50 for trash violations, when they are caught. Please be neighborly and avoid this assessment at the same time by abiding by the trash rules.

## Assessment Increase

The FY11 budget provides for an increase of assessments effective with the October assessment. A copy of the budget and payment coupons will be mailed to you in the near future. Please notify your bank of the new payment amount if you are using a bill payer service to make your payment. Failure to notify your bank will result in partial payment and can lead to unnecessary late charges to your account. If you use the direct-debit service provided by Legum & Norman, your payment will be adjusted automatically.

## Pets on Leash

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 withstand frequent visits from pets.

## Homeowner Forum

*continued from page 1*

This message from residents was clear in that there needs to be some protection – not just from rain but from any liquid that might be inadvertently spilled on the balcony above.

- Railings must be adjusted from 6" to 4" spacing to meet code. Everyone seemed to fully accept the need to bring our balconies into compliance with current building codes.
- A model balcony should be installed and evaluated so adjustments can be made before

## 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

Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
John Williams	Office Manager
Erin Moran	Administrative Assistant
Teresa Maza	Administrative Assistant
Tori Dunbar	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.

community-wide installation. The Board sees this as an imperative and will begin to search for and assess which building should be the model.

At the forum the Board made several commitments to the community. First, the Board unanimously dismissed the suggestion that balconies be eliminated. Second, the Board committed to re-look at balcony surfaces, specifically whether pre-cast concrete was a viable option. Third, the Board committed to continue engaging the community on this important issue. And fourth, the Board is committed to develop a funding strategy for this urgent project that avoids any special assessment.

Our path forward is to first ask Tadjer-Cohen-Edelson, our consulting engineer firm that has been working the balcony issue, to do further research on balcony replacement options, specifically to address the questions raised during the forum. Subsequently, the Board will review their additional input and analysis and make a decision within the next few months.

—Mark Loring

The News is published by  
Fairlington Villages,  
A Condominium Association

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

## Board Meeting Agenda September 1, 2010

The following is the preliminary agenda of the Sept. 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. Call to Order
- III. Establishment of Quorum
- IV. Approval of Minutes – Aug. 4, 2010
- V. Old Business
  - A. Balcony Column Bid
  - B. Parking Lot Renovation
- VI. New Business
  - A. Fence Repair
  - B. Fall Focal Bed Plantings
  - C. Fall Plant Sale
  - D. Fall Replacement Plants
  - E. Tree Replacements
  - F. Sewer Relining FY2011
  - G. FY 2011 Community Activities Calendar
  - H. Support for Employee 401(K) Contributions
  - I. Annual Employee Performance Reviews
  - J. Community Center Rental Agreement Revisions
- VII. Management Action Items
- VIII. Reports
  1. Officers (President, Secretary and Treasurer's Reports)
  2. Committees
  3. Management's Financial Report
  4. Management's Administrative Report
  5. Maintenance Reports
  6. Operations Report
  7. Work Order Response Log & Violation Log
- IX. Establishment of Next Board Meeting – Oct. 6, 2010
- 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.



PHOTO BY CHRISTINE  
CHIRICHELLA  
Sharon Bisdee  
chats with some of  
Arlington County's  
finest during  
National Night  
Out in August.



## Board Notes

The Board held its regular meeting on Aug. 4, 2010. The following are unofficial highlights.

### Old Business

**A. Balcony Column Bid:** Ms. Swinehart moved to approve the Balcony Column Replacement Bid as presented by C. A. Lindman, Inc., at a cost of \$5,298,969. Tabled until the September meeting 6-0.

**B. Parking Lot Renovation:** Ms. Cassidy moved to authorize Management to contract for the renovation of parking lots with Brothers Paving and Concrete as described in the Bid Form for a total cost of \$551,874. The contract shall provide that parking lot #3 and parking lot #18, which total \$246,016, are completed and charged to FY10 reserve expenditures and parking lots #31, 32, 33, and 44 shall be completed and charged to FY11 expenditures. Tabled until the September meeting 6-0.

### New Business

**A. Variance Request - 3046 S. Abingdon St., C-1 - Grandfather Cable-Line Penetration:** Ms. Helfman moved to approve a variance request, as amended, to grandfather an existing cable-line penetration. Failed 1-5.

**B. Variance Request - 4613 S. 31st Rd. - Grandfather Removal of Wall Between the Kitchen and Dining Room:** Ms. Helfman moved to approve a variance request to remove a wall between the kitchen and dining room. Passed 6-0.

**C. Variance Request - 2815 S. Abingdon St., B-2, Create a New Cable-Line Penetration:** Ms. Helfman moved to approve a variance request to run a new cable-line along the ground level of the building, along the downspout and penetrate the building at the window shutter level as close to the downspout as possible in accordance with the attached variance request. Passed 6-0.

**D. Variance Request - 4704 S. 30th St., C-2 - Grandfather Relocation of HVAC System:** Ms. Helfman moved to approve a variance request to grandfather the relocation of the HVAC system to accommodate a new and larger HVAC system the owner purchased that would not fit in the original location of the HVAC system for the C-2 unit in accordance with the attached variance request. Passed 6-0.

**E. Handicap Parking Request - 3076 S. Woodrow St., A-1:** Mr. Burke moved to approve Management's action of installing one handicap parking space in parking lot #55 and approve the request from the homeowner for a period of six months. Passed 6-0.

**F. Draft FY11 Budget:** Ms. Cassidy moved to approve the FY11 Budget, as presented and amended, that results in a 2.3 percent increase in condo fees. Passed 6-0.

**G. Apartment Hallway Carpet - Phase 5:** Ms. Swinehart moved to

authorize Management to contract with W.C. Fowler Carpet Service, Inc., for installation of carpet, tiles, and mats in 27 buildings in Ward III at a cost of \$110,974.77. Passed 6-0.

**H. Pool 2 - Electrical Upgrades:** Mr. Burke moved to authorize Management to contract with Power Systems Electric to increase the electrical capacity for the pool 2 pool heater at a cost of \$2,730.83. Passed 6-0.

**I. Variance Request Form:** Ms. Helfman moved the proposed Variance Request Form shall replace the existing Request for Variance Approval form, to be used for all variance request submissions to be reviewed by the Management Office, the Variance Committee, and the Board of Directors, and shall be effective Aug. 5, 2010, and shall be required for all new variance request submissions filed with the Management Office after Aug. 31, 2010. Passed 6-0.

**J. Variance Request Process Improvements:** Ms. Helfman moved to approve a set of changes to variance procedures designed to allow approval of certain variances at Committee level. Passed 6-0.

**K. Volunteer Appreciation Event:** Ms. Swinehart moved to approve \$1,500 (catering, food and drinks) for a Volunteer Appreciation Event at the community center on Thursday, Sept. 30, 2010 from 7 - 10 p.m. Passed 6-0.

## North Fairlington Celebrates National Night Out

Fairlington's first-ever National Night Out brought out approximately 40 to 50 residents on a hot and sultry evening in August. This was an opportunity for residents to meet the local police that are assigned to patrol the streets of Fairlington.

The Parking, Security & Traffic Committee would like to thank members of the 3rd District Community Policing Team for attending our event. Capt. Michelle Nuneville distributed National Night Out bracelets while residents chatted with Sgt. Rick Rodriguez and Officers Sean Gilligan, Kelly Rother and Brent Olson.

Thanks also to Tom Burke, Alan Byroade, Melanie Alvord, Eric Landuyt, Mirta Arazoza, Christine Chirichella, Janie DiSalvo, Joyce Dohanian, Virginia McGee, Miguel Galvez, Ed Dempsey, John Williams and the rest of the staff and residents that helped to make the evening a success.



PHOTO BY JOYCE DOHANIAN

Parking, Security & Traffic Committee chair Mirta Arazoza and Board member Tom Burke welcomed Arlington County police Capt. Michelle Nuneville to Fairlington's first-ever National Night Out event in August.

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
			1 <i>September</i> Board Meeting 7 pm	2	3	4
5	6 Labor Day OFFICE CLOSED, Playgroup 10 am - 12 pm B&G Committee, 7 pm	7	8 Pool Committee - 7 pm Communications Committee - 7 pm	9 Activities Committee - 7 pm	10	11 Wine & Cheese Party, pool 5 5:30 – 7:30 pm
12 Mimosa Open 9 am Doggie Dip, pool 5 5 - 7 pm	13 Playgroup 10 am - 12 pm	14 Tennis Committee 7 pm	15 Technology Com- mittee - 7 pm	16 Variance Committee - 7 pm	17 Tennis Party 7 pm	18
19	20 Playgroup 10 am - 12 pm Go Green Committee - 7 pm	21 PS&T Committee 7 pm	22	23	24	25
26	27 Playgroup 10 am - 12 pm	28 Book Group 7:30 pm	29	30 Volunteer Appreciation Party 7 pm	1 <i>October</i>	2 Fall Yard Sale & Plant Sale 8 am – 12 pm
3	4 Playgroup 10 am - 12 pm	5 Tennis Committee 7 pm	6 Board Meeting 7 pm	7	8	9

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



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Arlington, VA 22206

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