

FAIRLINGTON TENANTS' ASSOCIATION

p.o. box 344, arlington, virginia 22210

December 16, 1975

Dear Neighbors,

Thank you very much for signing and responding to the petition that was brought around concerning reimbursement for moving expenses. In the petition, it was discussed that all who were interested had the opportunity to come to the Tenant-Landlord Commission meeting Wednesday night, December 17th to discuss grievances. We have formed a Fairlington Tenants' Association and have hired an experienced real estate attorney. It is now generally felt that an attempt is to be made for an amicable resolution by private discussions with CBI Fairmac before "going public" at either the Tenant-Landlord Commission or the Real Estate Commission.

The next meeting for anyone wanting to join the Fairlington Tenants' Association, at which time we will have full discussion of grievances and our present status with Fairmac, will be Monday, December 29 at 7:30 at 4646 South 31st Street, Arlington. At that time we will be accepting contributions which should be made payable to Fairlington Tenants' Association to help pay the costs for legal and other expenses (duplicating, postage, etc.). Please tell all your friends who are in a similar situation and who might be interested.

It has generally been advised that if you find a place to relocate, do so. You retain your right to make claims for compensation.

On December 16, the initial meeting between Mr. Vose and our attorney (accompanied by Fairlington Tenants' Association members) was held and found to be of a productive nature with both parties establishing a cooperative attitude. At the meeting, we were told Fairmac's tentative plans for conversion of the first sections in North Fairlington.

All residents with specific grievances concerning moving expenses and/or other considerations should contact Micki Gillinson at 751-7161 or Gina Skelton at 671-7226 for further information. A complete detailed list of particulars from individual tenants will be requested by Fairmac.

We request that any other tenants who feel they have been aggrieved by the current situation of Fairmac in North Fairlington please discuss them with us and cooperate with us to resolve these problems privately with Fairmac before taking any public action tonight. We sincerely feel that public discussion of these issues at this time might be seriously detrimental to our discussion and negotiations with Fairmac which so far have been conducted in an atmosphere of cautious optimism.

Thank you very much for your time. Please feel free to contact the above mentioned people for information. Below are their addresses for receipt of contributions to the legal fund.
Micki Gillinson: 5495-B Holmes Run Parkway, Alexandria 22304
Gina Skelton: 4646 S. 31st Street, Arlington 22206

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17 March 1976

Fran Lunney, Exec. Director
Arlington Tenant-Landlord Commission
2100 15th St. N.
Arlington VA 22201

Dear Fran,

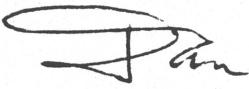
Enclosed is a letter to Fairmac which should be self-explanatory, relative to the situation. Hopefully, it was just a bureaucratic foulup. However, if it turns out to be some sort of attempt to retaliate on us, which has been a considered possibility, we thought you should have a copy for the record.

Briefly, we managed to get them to cross out the 90-day clause in our new lease, after several days of debate and confusion, and paid the rent at the time of signing the new lease. As in any contract, no payment should be made until the terms and provisions are fully specified and agreed to. This problem should be ended upon Fairmac's receipt of this letter, but if any further problems arise I'll give you a call.

Update on the Fairmac situation:

Close to 100 tenants of the first two phases to be vacated in N. Fairlington have relocated within Fairlington. The second set of notices went out end of February, affecting about 160 families. Fairmac has now registered with the Real Estate Commission, who said that they were in violation of Condominium Act previously but that they could simply register and correct previous violation. Attorney General's office decided not to rule on legality of first set of notices. Most of those who were asking for relocation expenses have been settled with, as you're probably aware of. There are still two or three who haven't settled, but their settlements should be forthcoming. In the second section, there will be some more similar cases. We are compiling information on these, and have been suggesting direct negotiation with Vose initially, with presence of someone from Tenants' Assoc. if they want it. If negotiations with Fairmac don't work out for these people, we have been suggesting they be mediated through TLC as the others were. Mentioned this to Vose and he agreed it would be the best course to follow. Tenant-landlord issues are being put aside temporarily at present here, as everybody is trying to catch the arsonist. Many tenants here seem to be disturbed about crime problems and lack of security. That's probably going to be the next thing we tackle.

Bob Manske was over and mentioned that you had recently joined the growing ranks of condominium owners. Congratulations if such is appropriate. (I suppose that depends on who you bought the condo from.) Hope it works out well. We'll keep you posted on the situations developing here and stop by when we get near the Courthouse sometime.



Dan Rothenhoefer

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Dear Neighbor:

The end of the Fairlington community as we have known it is now at hand. The first wave of eviction notices have already gone out in North Fairlington and the condo conversion is proceeding on schedule. Within the next 3 years, and probably sooner, we will all have been uprooted to make way for progress. The methods Fairmac has used to effect their condo conversion have been in total disregard of our rights as tenants. Many of us have been lied to about when conversion would take place. Some of the folks in the first section, who have already gotten eviction notices, have only moved in this October, and were told by Fairmac that it would be 2 years or more till they would have to move. We have some serious problems here.

A number of us are attempting to get fair treatment for those now being evicted, and for those to be evicted in the future, and that includes everybody here. We are asking Fairmac for moving expenses, including telephone connection charges, and compensation for furnishings bought by tenants expecting to stay awhile here. We are asking for prompt returns of our security deposits, or the privilege of applying deposits to the final month's rental. We are also asking for additional time in hardship cases, so that elderly families won't have to move in the dead of winter and so that families with children won't have their children's education disrupted by having to relocate in the middle of a school term. Our intent is not to "punish" Fairmac; our intent is to get just compensation for damages suffered, and to establish proper procedures so that each family being evicted when their time comes will be dealt with fairly by CBI Fairmac.

On December 17, the Tenant-Landlord Commission will be mediating our problems with Fairmac. We have been told that William Vose, Director of Management and Operations for Fairmac, will be there to represent Fairmac. Of course, there will also be tenant representatives present. We will attempt to negotiate fair treatment and establish policies to alleviate our hardships. If we cannot get a satisfactory settlement from this meeting, we are prepared to go ahead with legal action.

WE NEED YOUR HELP! Please sign the petition supporting our position. If we missed you when we stopped by, and you'd like someone to come by again, or if you have a few hours to help us circulate petitions and spread the word, please call one of the following numbers: 931-2579; 671-7226; 931-5312; 751-7161.

IF YOU ARE INTERESTED IN FOLLOWING UP ON THIS PROBLEM, RETURN THIS SLIP TO US.
CHECK OFF AREAS THAT APPLY AND PRINT NAME, ADDRESS, AND PHONE NO. ON BACK AND MAIL NOW.

Yes, I am interested in joining the Fairlington Tenants' Association.

I have some time to help. I can petition(), telephone (), write letters ().

A note is enclosed describing specific problems I have had with Fairmac.

I can offer my services, if necessary, in the following area of expertise:

I don't have much time, but would like to be informed of further developments.

I would like to be informed of future meetings of the Tenants' Association.