



North Fairlington NEWS

July 1978

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SHOULD FAIRLINGTON HAVE PRIVATE SECURITY?

The Security Committee has proposed to the Board a policing program, manned by off-duty, armed Arlington County officers in civilian clothes.

The committee, headed by Arlington County policeman Gary Hamric, designed the program to run through October, by which time it will have polled North Fairlington residents to determine their desires.

Cost of the proposed program for 3 1/2 months would be \$11,655, based on paying off-duty policemen \$7 an hour, plus \$1 an hour for use of each man's car. Total cost for a year is about \$25 per unit.

The security program would be managed by one of the off-duty policemen. Men would be scheduled at times the Arlington County police statistics show North Fairlington most vulnerable to crime. The committee request is pending before the Board, as are all funding proposals.

The Arlington County figures show that in the North Fairlington/Claremont area there were 19 burglaries from Jan. 1 to May 1.

From last October through April, the county figures for the area also showed:

ELM TREES ON BORROWED TIME

Many of the elm trees in North Fairlington may be doomed. The bare stumps on Buchanan, north of 30th Street, are mutilated witnesses to the sad truth. Dutch Elm disease has arrived and is on the march.

How bad is it? An examination of the elm trees in North Fairlington last year revealed that most were in "fair or poor condition," according to Steve Hayes of the management office. A small percentage were found to be in good condition, and those--along with the "fairs"--have been injected with Lignisan, a new "wonder drug" which could delay the process of the disease and may save the still healthy trees. Bob Parker, technician for Arlington County Extension Service, is not optimistic. "More than 5% infestation and they're goners," he said.

The Dutch Elm menace is not Fairlington's problem alone. The beetles have been doing their dirty work throughout the country for years. Many once shaded streets stand bare as testament to the insects' wicked efficiency. The danger signal for the elms is yellowing of leaves when one would expect them to be the lushest--in the middle of the summer after a heavy rain.

183 cases of larceny; 48 cases of vandalism; 3 sex offenses and a single case of arson.

Hamric said the men, under the committee's program, would not enforce relatively petty county laws, such as dog-leash ordinances. One suggestion, he said, was that the security patrol wear windbreakers identifying them as policemen.

LOW-INCOME HOUSING PLAN REJECTED

The Arlington County Board of Supervisors has rejected using its power of eminent domain to acquire the 27-acre wooded tract of land between North Fairlington and Four-Mile Run for 275 units of federally subsidized low and moderate-income housing.

That apparently means the tract's new owner, Columbus, Ohio, developer James D. Klingbeil can go ahead with his plan to build market-place townhouses on this tract. Klingbeil bought the tract at the same time he acquired the 500-unit Claremont complex, adjacent to North Fairlington, and the older, 1,800-unit Buckingham complex several miles away in Arlington.

A Boston-based development firm, the Beacon Co., had proposed the Board of Supervisors use its power of eminent domain to get the land to enable the Beacon Co. to build \$210 to \$375-a-month apartments, observing standards of the U.S. Housing and Urban Development Department.

But the board's majority shied away from using eminent domain--the taking of land for a "higher" social purpose--although there were no major legal obstacles.

The county had \$1.4 million from HUD set aside for the project to try to meet the county's urgent need for providing lower-income residents with housing. Under Beacon's plan 30% of the 275 units would have been reserved for families with incomes under \$11,250 yearly, the rest for families with incomes under \$18,000 yearly.

County officials are worried over the area's 7,500 low and moderate-income families who need housing help and aren't getting it through federal or local subsidy programs.

Those worries could affect Claremont, on South Walter Reed Drive. Claremont houses about 2,000 persons, many of them low-income or recent immigrants. An associate has said Klingbeil probably would convert Claremont to condos in the next few years, although Fairlington Citizens Association President Allen Grommet believes Klingbeil is still "very tentative" about that option.

NORTH FAIRLINGTON'S OUTLOOK

A conversation with Board President, Hal Hovey

The Board of Directors of Fairlington Villages, the official name of our North Fairlington condominium association, has been facing a number of difficult decisions since it took over from the developer-dominated Board in March. President Hal Hovey says its concerns have been three-fold: establishing administrative procedures, facilitating urgent work that needed to be done, and thinking about future alternatives.

The first part was easy. The board organized committees, appointed chairmen, and made some general rules not covered by the by-laws, such as noise and pet regulations, variances, and parking. "The developer was reluctant to make and enforce specific rules unless there were egregious violations," he said.

In our condominium organization, individuals not only own their units but also have a joint interest in the common areas (such as the lawns, parking lots, tennis courts, and pools). The Board, which is elected by co-owners, is responsible for collecting condominium fees and using them to pay for water supply, garbage collection, insurance, repairs, lawn mowing, and swimming pool guards. In addition to this, the Board enforces condominium by-laws.

Punch out, the final inspection before the developer is released from responsibility for common areas, is the next big problem. The Buildings and Grounds Committee is listing everything it believes the developer ought to do before the association takes over. "The list will be massive," says Hovey. But just who pays for what is a matter for negotiations later.

After that, come the big decisions. "Do residents want to keep condominium fees as low as possible and get only minimum service, or do they prefer higher fees along with, say, improved landscaping, better security, longer pool hours and the like?" Hovey asks.

The first decision, on a conservative interim budget comes in mid-July. In the fall, the Board will seek residents' opinions and vote for a more elaborate budget which begins October 1.

Under the by-laws the Board is empowered to authorize expenditures of various types, set condominium fees, hire management agents and maintenance contractors, and take other actions necessary to manage the condominium. However Hovey commented, "While the Board has considerable power to act without consulting anyone, we plan to notify co-owners when we are considering major decisions that involve a possible increase in services and condo fees and make sure that everyone has the opportunity to be heard." Local meetings will be held

during the budget process.

The Board meets most Wednesday nights and all meetings are open to co-owners. Persons wishing to attend should call Hal Hovey (820-9508) to check when the next meeting is being held.

Current fiscal picture

The Finance Committee is drafting an annual budget for the year starting Oct. 1, based on the current year's \$844,500 budget for North Fairlington, prepared by the previous developer-controlled board.

The committee's intent is to hold the budget increase to no more than \$20,000, although the VEPCO electricity rate increase may make this difficult.

Major part of the current budget--52%, or \$446,000--is spent under contract with Fairmac Realty for services and management.

The other major items in the current budget are: water and sewage, \$111,500; insurance, \$79,000; electricity, \$52,000; pools, \$44,000; noncontract services and supplies, \$17,500; community center, \$5,800; and audit, \$5,000.

The current budget also contains \$83,700 listed as "reserves," which are set aside for resurfacing parking lots, tennis courts, and other large maintenance items.

FEEDBACK:

A key purpose of this newsletter is to maintain a community feeling within North Fairlington. A good way to go about that is to have feedback, so residents can know what each other is thinking. If you want to comment on what the Board or a committee is doing, want to pass on information about something happening for North Fairlington residents, or would like to bring a problem to the attention of the community, please write. The success of this newsletter will depend greatly on community support. Letters will be printed on a space-available basis and will be shared with the Board. Please include your name, address, and phone number, in case we have a question about your letter. Address and phone number will not be printed unless requested. Letters should be sent to the editors: Lita Kirschbrown (3031 S. Buchanan St.) or Bill Steif (2902 S. Buchanan St.).

TENNIS PARTY & WINDSCREEN FUNDRAISER SET

A party to raise money for tennis court windscreens is set for 7 p.m. on Saturday, July 15 at the Community Center courts.

The first 60 residents to register will play in a mixed-doubles, random-draw tournament. Tennis balls, soft drinks and all the beer you can drink will be provided. Contributions are \$5 for those residents who are playing and \$3 for nonplaying residents and

COMMITTEE NOTES.....

Wine and cheese parties, morning jogs followed by brunches, and canal barge trips are some of the activities being considered by the SOCIAL Committee after its first successful event June 10. The square dance/block party was a success--about 350 people attended, 700 hot dogs were eaten, and \$450 cleared. If you have any suggestions for the committee or if you would just like to support ones listed here, contact: Eleanor Levy (3049 S. Buchanan St., C-2) or Paula Dervay (2985 S. Columbus St.)=====The COMMUNITY CENTER Committee is seeking freebees--items you may no longer need but your neighbors could use and enjoy to furnish the Community Center. Dustpans, coffee pots, ping-pong tables, small rugs, paintings and coat racks are among items needed. If donated items are not used they may be sold to raise funds for center operations. For more info about the center contact Paul Eckhardt (671-3439) or Jane Boykin (379-4768)=====A SUGGESTION BOX has been placed at each POOL by the Swimming Committee. Among ideas being discussed are specialized pool hours, social activities, and special events. Put your name and phone number on all suggestions. A list of committee members is at each pool. For more info contact: Betsy Faga (931-9388)=====Some of the small pretty WINDOWS in Fairlington hallways were simply "windowed" in plexiglass with little cross-bars placed across in neat patterns. Looks okay from a distance, but not up close. The Building and Grounds Committee is informing CBI Fairmac of all they find and they're being replaced with glass=====Wine cellars? Cold storage? A place for people who put their garbage out at night? These are some of the ideas for the nine North Fairlington units that have BOILER ROOMS in the basement. These are huge bunker-like things beneath the basements with steps leading down and locked iron gates blocking off their entrances. They still contain the old boilers. They're catch-all for debris, crawling things and other undesirables. CBI never did anything about them, so the BUILDINGS AND GROUNDS Committee must decide what to do.

guests of residents.

To register, submit by July 12 the total contribution and name, address, and telephone number of each participant to Barbara Macken (2854 S. Abingdon Street, B1) or Dixie Grimes (same address, B2). Be sure to identify who will be playing tennis.

And for those who want lessons.....

Tennis Pro Jose Ortega is retained at the Community Center courts strictly through the tennis lessons he offers Fairlington residents. Lessons are at the Community Center courts. Private lessons are \$12 per hour. Group lessons are also available.

Jose came to us with excellent credentials. Keeping him at the Center through the summer will ensure a more active tennis program and more attractive courts, but this depends on your support. To make arrangements for lessons, drop by the center 6 to 10 p.m. every weekday except Thursdays and 9 a.m. to 5 p.m. on Saturdays and Sundays. For more info on the tennis program contact Beth Baynes (820-0720).

BOARD NOTES.....

Starting with the August payment, CONDO FEES will be sent to Friendship Savings & Loan Association, Chevy Chase, Md., which was chosen by the Board to handle North Fairlington fees. Reason: it's providing the most favorable interest return and flexibility in handling the fees. The Board solicited a number of banks and S&Ls before picking Friendship. The Chevy Chase firm will distribute envelopes in time for the August payment=====Bruce Knarr, WARD 4'S Board representative, has resigned effective July 15. His replacement will be elected in a ward vote later in July. Those who want to run for the post must get 25 nominating signatures of ward residents. The new ward representative will hold the job until the next Board election in March, 1979=====WARD 5 representative Bob Witech will meet with his ward's residents at 7 p.m., July 18, in the Community Center to hear complaints and to discuss and clarify board policies=====The Board's ad hoc INSURANCE committee is negotiating with 2 agents to buy new comprehensive building and liability coverage for the condominium. A decision is expected before the present policy expires July 15=====The Board is planning to establish a NUISANCE Committee. Purpose: to receive complaints, such as gripes about unleashed pets

Any resident with a home computer with printer willing to have it used by the Building and Grounds Committee during the punch-out period contact: Hal Hovey (820-9508).

SOME REMINDERS.....

Starting this month, all North Fairlington residents without PHOTO ID cards will be barred from swimming pools and tennis courts. This decision was made at the June 21 Board meeting. Residents who have not gotten photo IDs can do so at the Community Center on July 11, 7:30 to 8:30 p.m. Cost is \$1.50 per card. Persons without IDs, who use the pools or courts, are subject to Arlington police action if they refuse to leave. Residents who've been unable to obtain permanent IDs can get guest passes for pools and courts during office hours at Fairmac's management office on S. Abingdon=====WATERING is important! Many residents don't realize that the common areas are not watered in the management contract--it's too expensive. It's up to us to keep the bushes and common grounds watered. The first year is important particularly for shrubs and bushes=====Up to five GUESTS per unit are permitted to use the POOLS when accompanied by a resident, more than 5 if permission is granted by the pool manager or lifeguard. Guests may use the pools when not accompanied by a resident upon presentation of a "Guest Pass."

Detailed information on obtaining "Guest Passes" is available by contacting the Condominium Management Office between 9 a.m. and 5 p.m. (998-3147).

STAFF:

This newsletter was prepared by Communications Committee volunteers designated by the Board. The committee hopes to publish on a regular basis but at the time of printing was unsure of its funding level. The committee's budget request is pending before the Board, as are all other committee budgets. The committee hopes to publish a North Fairlington resident's manual too.

More volunteers to report, write, type, and distribute are needed. The first issue was completed by the committee members: Mark Steele, chairman (998-5999); Vidal Falcon, Jane King, Lita Kirschbrown, Brian Lee, Faye Mench, Tommye Pfefferkorn, Bill Steif, Susan Steif, Tara Tappert, and Dee de Zafra.

CONTACTS:

BOARD OF DIRECTORS

- | | |
|-----------|---|
| Pres. | - Hal Hovey (At Large)
4858-A2 S. 28th St.
820-9508 |
| V. Pres. | - Barbara Hutchinson (Ward 1)
3097 S. Abingdon St.
820-8107 |
| Sec. | - Bruce Knarr (Ward 4)
4843-B S. 28th St.
931-1689 |
| Treas. | - Richard Toikka (At Large)
4652 S. 31st St.
379-8523 |
| Ward 2 | - John Blazer
3045 S. Buchanan St.
379-8645 |
| Ward 3 | - Mike Smith
2867 S. Abingdon St.
931-0347 |
| Ward 5 | - Bob Witech
2971-C2 S. Columbus St.
931-3459 |
| At Large | - Ellen Lawler
4707-C2 S. 29th St.
671-1608 |
| At Large | - Scott Gardner
2807-A S. Abingdon St.
379-4649 |
| Rec. Sec. | - Ginny Hickey
931-0994 |

COMMITTEE CHAIRMEN

- | | |
|-----------------------|--|
| Buildings and Grounds | Amanda Taylor (578-0656) |
| Communications | Mark Steele (998-5999) |
| Community Center | Paul Eckhardt (671-3439)
Jane Boykin (379-4768) |
| Fairlington's Future | Dennis Gray (931-3030) |
| Finance | Richard Toikka (379-8523) |
| Security | Gary Hamric (379-2969) |
| Social | Eleanor Levi (998-5995)
Paula Dervay (931-5743) |
| Swimming | Betsy Faga (931-9388) |
| Tennis | Beth Baynes (820-0720) |

FAIRMAC REALTY

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|--|
| Condominium Maintenance...998-3132
(Exterior) |
| Condominium Management....998-3147 |
| Customer Service.....998-3134
(Interior Maintenance,
Warranty) |
| Sales, Resales, Rentals...998-3111
Emergency Service.....998-3132
(After regular business
hours & Weekends) |
| Other Departments.....998-3100 |

*Auto Sales
Groups Service
Service SL Infect BNW*