

Fall Newsletter

Fairlington Arbor Council of Co-Owners
3472 A-1 SOUTH UTAH ST, ARLINGTON VA 22206

New Management Company

In the October monthly board meeting's executive session, the board deliberated and chose to transition to a new management partnership when our current contract with Cardinal Management company concludes at the end of December. After a thorough six-month evaluation and interviewing several potential management companies, the board has confidently selected NRP for the forthcoming year. We believe this change will further enhance value and service for homeowners and our entire community. It's noteworthy to mention that NRP is also the trusted management company for both Fairlington Mews and Fairlington Commons. As we near January, anticipate receiving more details from NRP to ensure a smooth transition.

Winter is Coming

As **freezing temperatures** 🌡️ loom, please prioritize **winterizing your pipes and outdoor faucets**. Turn off and drain your faucets, typically managed via valves under the kitchen sink or in the basement. 📘 Set your thermostat wisely, particularly if you're away, to prevent pipe damage.



NOVEMBER 2023



arboronline.org

KEY RESIDENTS INFO

BULK TRASH

First Saturday of each month - this service allows residents to dispose of their items that are too large for regular trash pick up by placing them on the curb.

AFTER-HOUR EMERGENCIES

On-call Cardinal Manager will return your call 24/7 at **(703) 569-5797**

SEWER EMERGENCIES

Prevent sewer backups. **Do not flush baby wipes or disinfecting wipes.** For assistance, call All Plumbing at (703) 525-7973, identifying as a Fairlington Arbor Resident. Arbor not responsible for charges.

BOARD OF DIRECTORS

Pat Schoen, President

president.fairlingtonarbor@gmail.com

Doug Tipword, VP Infrastructure

vicepresident.fairlingtonarbor@gmail.com

Ben Firehock, Treasurer

treasurer.fairlingtonarbor@gmail.com

Kevin Beyer, Community Affairs

secretary.fairlingtonarbor@gmail.com

Joan Wadelton, VP Grounds

memberatlarge.fairlingtonarbor@gmail.com

ARBOR MANAGEMENT

On-Site General Manager:

Mike Hivnor (703) 671-1575
facilities.fairlingtonarbor@gmail.com

Maintenance Staff:

Ramon Portillo & Jose Flores

Offsite Community Manager

James Hawkins (703) 565-0042
j.hawkins@cardinalmanagementgroup.com

Grounds Update

🔧 Sewer Lateral News: NOVA Lining and Syds Plumbing's recently reviewed 18 Arbor sewer lines and flagged many that demand urgent fixes. Starting November 13, expect to see workers addressing issues at the below locations over the course of approximately four days. Based on this initial assessment, the board is expecting to review all remaining sewer lines in the Arbor over the next year.

- Court #1, 3424 A S Utah St.
- Court #5, 4511 36 th St
- Court #5, 4429 S 36 th St.
- Court #6, 3523 S Wakefield St.
- Court #7, 3489 S Wakefield St.
- Court #9, 4618 S 34 th St.
- Court #10. 4416 S 34 th St.
- Court #11. 3628 S Taylor St

🖌️ Court Painting Update: Exteriors of Courts 5, 6, and 7 are now freshly painted.

🎾 Tennis Court News: Inspections post-repair spotted coating issues on double courts. Thankfully, after two rounds with Sport Systems, all seems in order now.

🗑️ Trash Bins Renewed: We've nearly refreshed all of Arbor Grounds' trash receptacles - a cost-effective move versus buying new. Check the Arbor Map to locate these revamped units.

Other upcoming tasks include **Gutter Cleaning** starting on November 13 and **Leaf Removal** 🍂 on November 20th. To assist, gather leaves from your patios outside your back gates and watch out for workers with ladders!

Slate Repairs

Should you notice any absent slate tiles on your roof or come across any on the ground, kindly alert the management office for repair scheduling. Do remember to include your precise address, and sharing photos would be greatly appreciated!





Fixing Things Up?


Please remember to submit a variance request if you are thinking of getting work done on your unit. Variances are required for structural modifications to the interior of units and any modifications to the integrity or appearance of units' exterior.



You can find the request forms [HERE](#) and a link to the arbor handbook [HERE](#) (pg 34).

Committee Corner

 **Good Neighbors Committee Announcement:** We're organizing an Arbor drive for the Marine Corps' Toys for Tots program, running from November 18 to December 7. Stay tuned for details! To pitch in, contact VP of Grounds, Joan Wadelton.

 **Communications Committee Alert:** Passionate about community connection? Whether you're tech-savvy, a wordsmith, or just dedicated to transparent communication, we'd love your help in strengthening our community's outreach. Connect with VP of Community Affairs, Kevin Beyer for more details.

 **Let's Make Memories Together:** Help launch our Social Committee to orchestrate events like summer Movie Night floatilla at the pool or the September Wine and Cheese gathering. If organizing fun sounds like your thing, chat with our President, Pat Schoen.

  **Pool & Budget Committees Update:** Both committees welcome extra hands. For insights on how to join, link up with our Treasurer, Ben Firehock.

Our Arbor community owes a debt of gratitude to the dedicated efforts of the **Green Thumbs Grounds Committee**. For over a decade, they've meticulously beautified our shared spaces, championed sustainable landscaping, and nurtured resident relationships. As they step down, we acknowledge their impactful legacy and look forward to the committee's potential evolution. To all members, past and present, thank you for your unwavering commitment to our community's beauty and sustainability. 🌿 🌸 🍷
If you would like to get involved in any landscaping efforts going forward, reach out to our VP of Grounds, Joan Wadelton

Notes from the Treasurer

With the adoption of the 2024 budget, the Arbor is poised for a comeback! The latest assessment increase will bring in an additional 8% in yearly revenue- roughly \$140,000 per year. This is a significant step for our community. This funding, coupled with more moderate dues increases, should put us on a comfortable path for funding our projects.

A new roof has been approved for Court 10 and is scheduled for replacement in November. The Board is also obtaining proposals for other large-scale replacement projects around the Arbor. Check back for an update on those projects in the January newsletter.

Most importantly, though, we are reviewing proposals for our 2024 Reserve Study. This study will provide us with an up to date assessment of our property and more accurate costs for repairs. It is vital in planning our budgets. We hope to have it completed well in advance of the 2025 budget season to assist with planning.

For questions or comments, please email: treasurer.fairlingtonarbor@gmail.com

Rules Reminder



🐕 Leash Up Your Dogs 🐕

Remember that all dogs must stay leashed when off their turf, except in dog parks or private spots. While our neighborhood thrives with the joyful presence of many dogs, it's essential to remember that not all dogs or residents may react well to an off-leash encounter. And remember, green spaces in between houses are not private - so please leash your dogs and be mindful of other residents.



🎾 Let's Talk Tennis Courts 🎾

While the courts are a shared community space, tennis is their primary purpose. Please avoid activities that could damage the surface or pose risks to other residents. Dogs are not allowed on courts for the above reasons, but remember also that **court surfaces are rough and can damage paws**. Your understanding and cooperation ensure safety and harmony for all. Thank you!



🔥 Fire Safety in Our Community! 🔥

Backyard grills are okay, but please remember that within the Arbor **no gas or wood-fired fireplaces (firepits) are allowed anywhere, indoors or outdoors, including patios or porches**. Remember, we are all connected here! Protect not just your home, but also your neighbor's.