



Rebirth of a village.

Fairlington, we will not see its like again. Here, a village of quality crafted homes, built of oak and brick and stone in 1942, was born again in 1972, enhanced, but not at the expense of character and charm and leaving its mature landscaping undisturbed.

Fairlington Villages, clustered within minutes of downtown Washington, retain their visual heritage, reminding residents of Virginia's historic Williamsburg and offering competition for the future with Georgetown and Olde Towne. Yet, inside these sturdy shells—once the homes of government executives—are the latest of modern conveniences; kitchens with dishwashers, disposals, self-cleaning ovens and frost-free refrigerators.

Of course, there are other extras—private decks, patios and balconies were added to increase the livability of these homes out of the past but updated to the future. Some interiors have been

converted to contemporary styling with cathedral ceilings, lofts and spiral staircases.

Fairlington is more than a cluster of quality townhome condominiums, it is a community. It provides the kind of facilities that encourage neighbors to meet neighbors. Each village typically has one or more pools with wading pools for the children and bath houses, too. There are also play areas for the youngsters plus basketball courts, paddle tennis and tennis courts for the older crowd.

There's no place like it—NOT JUST A HOME BUT A WAY OF LIFE! Fair-

(Directions: Take I-395 South, to west on Route 7, immediate right on 30th Street to circle and right on Columbus Street, continuing to our sign.)

Please call me
if you have
any questions—
Please see my
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HISTORICAL PERSPECTIVE

"Fairlington was beautiful when it was first built. We were all very proud of it. It really makes me feel wonderful to see it beautiful again". That's what Jim Williams, who's worked at Fairlington since 1943, had to say.

North and South Fairlington were built between 1942 and 1945 by Defense Homes Corporation which was owned by the federal government. It started out as priority housing for only the highest military ranks and key government officials. In 1946, when the government was required to sell all businesses that were in competition with private industry, both Fairlington and Park Fairfax, which was also built by Defense Homes Corporation, were sold to private owners. Although it was always one of the nicest and most desirable places to live, Fairlington slowly declined and fell into disrepair during its years as a rental property. Now, Fairlington is back where it started.

When first built, Fairlington had 34 boiler houses and 87 boilers to provide heat to the units. One man was needed for each boiler house for each of three shifts to keep the boilers fed with coal. Can you imagine the condo fee if this were still true today?

Jim Williams says that only the best materials were used by the government when it built Fairlington and Park Fairfax. He said its reputation was so high that Fairlington was a legend in its own time. It didn't have to advertise for tenants, there was always enough of a waiting list to fill vacancies.

Can you imagine woods completely surrounding Fairlington? How about a two-lane Shirley Highway (now interstate 395) that had to be crossed, without benefit of an overpass, each time the trucks went to South Fairlington? Until about 1954, that's the way it was. Williams jokes that Shirley Highway was built just to get the big brass from the Pentagon to Fairlington. (At the time Fairlington was built, Shirley Highway stopped at Route 7.)

In 1969, the late Walter Hodges and J.D. Lee, who is now President of Fairmac Realty, bought out other Dallas-based investors who ten years earlier had purchased Fairlington. During the 1960's Hodges and Lee planned the conversion to condominium, waiting until it was right for the Washington market.

The first village was opened for sale in 1972 in South Fairlington. Although the money crunch in 1973 slowed sales, things speeded up and the last units were closed in December, 1978. Lee says Citizens Mortgage Corporation of Michigan saved the venture by financing mortgages when there was no money to be found.

A number of Congressmen are known to have lived in Fairlington, as have many other high ranking government officials. Rumor has it that a couple of past Presidents, when they were in Congress, lived in Fairlington. This is unconfirmed, but perhaps someday someone will take time to pour over the thousands of rental cards still in existence.

A CONDOMINIUM

Condominium living as a form of home ownership is a relative newcomer to the American housing market. The trend began to take hold during the late 1960's and is now an increasingly popular choice for people who desire the advantages of homeownership with limited maintenance responsibilities.

The condominium unit owner is: (1) the sole owner of that part of the condominium which is one's living quarters (for which one holds the title), and (2) one of many mutual owners of an undivided interest in the condominium's common elements, including lawns, gardens, parking lots, tennis courts, swimming pools and any other property or facilities which service the condominium or are for the recreational use of all owners.

Each individual unit owner has an "undivided interest" in the common elements which means that all unit owners have a share in the ownership of all common elements. The share of common elements ownership is characterized as an "undivided interest" because it cannot be separated from ownership of an individual's unit. It is the ownership of an undivided interest in the common elements which sets condominium ownership apart from other forms of property ownership.

The ownership of an undivided interest in the common elements gives the unit owner the right to share in the control of all common elements and makes one an automatic member of the Unit Owners' Association; it also means one must pay one's share of the expenses of operating and maintaining all of the common elements.

Certain of the common elements are designated "limited common elements" and are reserved for the exclusive use of a particular unit or units. In Fairlington Villages, these include the fenced in areas directly to the rear of a unit, balconies, patios, shutters, doorsteps or porches.

Unit Owners' Association

The Unit Owners' Association is the body that controls the operation of the condominium. The Association is comprised of all owners of units within the condominium, and each owner has a voice and vote in the activities of the Association.

The Association is responsible for administering the condominium, collecting condominium assessments, arranging for the management of the condominium, and performing any other acts specifically required of it in the Condominium Act and the Declaration. To carry forth these responsibilities, the Association elects a Board of Directors to perform all of the business of the Association except those matters which must be performed by vote of the Unit Owners' Association. (Actions requiring the vote of units owners include the relocation of condominium boundaries between adjoining units; the subdivision of units; approval of additions, alterations or improvements costing in excess of \$5,000; whether or not to proceed with reconstruction and repair of buildings after fire or other casualty, and election of directors to the Board.)

FAIRLINGTON CONDOMINIUM MAINTENANCE COSTS PROVIDE FOR:

- Care and maintenance of all common areas, including grass cutting, snow removal, necessary landscaping, etc.
- All water and sewer expenses.
- Exterior lighting, including streets and swimming pools.
- Fire and extended coverage insurance on the condominium units and liability insurance exterior to the units.
- Maintenance of parking lots, sidewalks, and the exterior upkeep of the units, including the painting of trim and necessary repairs to roofs, gutters and masonry.
- Collection of trash.
- Maintenance and personnel for swimming pools and tennis courts (no membership fee for owners).



Fairlington Properties Realtors®

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FAIRLINGTON

A GOOD LOCATION FOR LIVING

SWIMMING POOLS - TENNIS COURTS - COMMUNITY CENTERS

CONVENIENT BUS STOPS - GOOD PARKING

Approximate driving distances to:

Capital Hill	5 miles
Crystal City.....	1 mile
National Airport.....	3 miles
Old Town Alexandria.....	5 miles
Pentagon.....	2 miles
Route 495.....	5 miles
Rosslyn.....	4 miles

MAJOR SHOPPING CENTERS:

Fair Oaks Mall.....	14 miles
Landmark.....	2 miles
Seven Corners.....	4 miles
Springfield Mall.....	6 miles
Tysons Corner.....	6 miles

FAIRLINGTON VILLAGES FEATURES

Your kitchen comes equipped with Harvest Gold G.E. appliances including: self cleaning range, frost-free double-door refrigerator, dishwasher, and disposal.

Washer and dryer.

Master bath has ceramic tile on floor and tub area, cultured marble vanity top and vinyl wallpaper.

Individually-controlled air conditioning and heat.

Wood cabinets in kitchen.

Slate roofs on most units.

Wood paneling included in recreation rooms and dens.

All brick exteriors which will keep maintenance costs at a minimum.

All new wiring with 150 amp electrical service.

Underground wiring, no unsightly wires of any kind in Fairlington Villages.

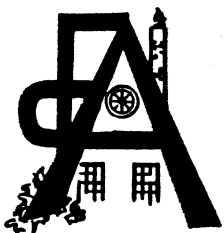
In addition to the mature trees, more landscaping is being provided.

Recreation facilities include swimming pools and lighted tennis courts.

All plumbing is updated.

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ABINGDON SCHOOL: CHANGES FOR THE FUTURE

A SPECIAL FCA REPORT

The recent reorganization of the Arlington County Schools has produced a new and exciting program at Abingdon Elementary School. The School, which is a part of the Fairlington Community, now has a full student body, an expanded staff, and many new offerings. It is a neighborhood school, where Fairlington children can share their elementary school years with their neighbors.

The principal is Margaret McCourt-Dirner, who was named Arlington's Outstanding Young Educator in 1983. She came to Abingdon at the beginning of the 1982-83 school year after a distinguished career as a teacher, staff development coordinator, elementary expository writing project coordinator, and principal in the Arlington system.

Ms. McCourt-Dirner, as head of the newly remodeled, newly reorganized Abingdon School, has selected an experienced staff of top-notch educators for the school. Twenty-one of thirty-two members of the teaching staff will be new to Abingdon.

School Philosophy

Abingdon provides a modern education in a traditional setting. The school emphasizes basic skills, homework, and a positive approach to discipline. The instruction is geared to the needs of the children as individuals, and is designed to challenge each child to make the most of his or her abilities.

Parent-teacher communication is frequent and two-way. Weekly written evaluations of each student's progress, as well as monthly curriculum newsletters, are sent home by every classroom teacher.

Special programs

Abingdon has numerous special programs, such as Gifted/Talented, ESOL/HILT, Art, Music, Chapter I reading, and Extended Daycare. The school has an outstanding gym for the physical education program, and a separate multi-purpose room for dramatics and other special activities.

(over)

In addition, Abingdon provides several unique programs, including:

- Transitional kindergarten/first grade
- Two preschool special education classes
- Pilot French program (grades 1 & 2)
- In-school prepared lunches (6-7 choices daily)
- Daily library activities available to all students

Special Features

The Abingdon/Claremont merger has benefitted the school in other important areas, such as --

- Our open spaces have been converted to traditional classrooms
- The kitchen has been renovated
- We have a talented and ethnically diverse student population
- We have gained new secretarial/clerical positions

For More Information

The school is located at 3035 S. Abingdon St. For more details concerning programs and volunteer activities, or if you would like to arrange a visit to the school, please contact Ms. McCourt-Dirner at 931-3400.

ABINGDON SCHOOL

ABINGDON, VIRGINIA

