

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

April 8, 2014 Board Minutes

Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Corey Love (Vice President and Landscape Chair), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Karen Conroy (Cardinal Management), Thora Stanwood (Court 2 Representative). Board member absent: Maynard Dixon (Treasurer).

Meeting was called to order by President, Jay Yianilos, at 7:00pm.

Residents' Forum

Thora Stanwood suggested an article for The Glen Echo about the recent "disappearance" of children's bikes, skateboards and other items from Court 2 on the evening before the large item trash pickup. Residents should be careful not to place non-trash items near the large trash pickup sites and should also be reminded to never leave items unattended.

Thora also requested that a reminder be put in the newsletter that residents should use the unassigned parking spaces on an as-needed basis and not for an extended period of time.

04.08.14.01 MOTION

Moved to approve the minutes of the March 11, 2014 meeting. Motion passed unanimously.

President's Report

County street milling and paving this spring/summer will affect the portion of 36th Street from Quaker Lane to the Stafford St. circle. Residents should receive 24-48 hour notice for removing cars.

Cardinal Management will request a proposal from Walls (roofer) for repairing and/or replacing metal mesh covers on chimneys throughout the Glen to prevent squirrels and other animals from entering attics.

Cardinal Management will solicit bids for replacing the 4 sidewalks at entrance to 4301 S. 36th St.

Brian Henry installed the bench in Court 4 as part of his Eagle Scout project on April 6 after several weather delays.

3582 S. Stafford (Court 12) sustained interior ceiling damage from a roof leak and Cardinal Management will contact a company for the repair.

A water leak of unknown origin at 4216 S. 35th (a Court 14 B Building) is being investigated by Dwyer Plumbing.

The Onsite Staff will check all B Building electrical boxes to make sure they are in good working order as a result of water causing a short in one box at 4216 S. 35th St.

04.08.14.02 MOTION

Moved to approve the variance request for 3515 S. Utah St. kitchen remodeling pending clarification of movement of the exhaust fan vent cover, agreement ensuring that replacement bricks and mortar match present

bricks and mortar, and approved County permits. Motion passed unanimously. The Board will remind the owner that a cover is needed for the patio light.

The 2014 pool operations contract from Neptune Aquatics remains unsigned pending proposed changes to the contract that include adjusting the operating hours in order to extend the season.

The baby pool repair contract with Neptune Aquatics has been signed and work will begin in April.

The new tractor and accessories will be delivered as soon as the cart is available.

04.08.14.03 MOTION

Moved to approve the request for use of the Glen pool by Fairlington FINS July 21-24 from 3:30 to 5:30 PM and July 25 from 6:00 to 8:30 PM. Motion passed unanimously.

04.08.14.04 MOTION

Moved to approve the proposal by Power Systems Electric (PSE) to repair the faulty underground circuits affecting carriage lights at the pool and Court 10 for the amount of \$1,692.51. Motion passed unanimously.

Landscape Committee

The 2014 Plant Health Care Services proposal from Thrive, Inc. was again tabled because of lack of communication from Thrive.

04.08.14.05 MOTION

Moved to approve the Environmental Enhancements (EE) proposal for work pertaining to the Spring Walk-through for the amount of \$3,183.00. Motion passed unanimously.

04.08.14.06 MOTION

Moved to approve the EE proposal to prune plant material on the interior fence side of King St. that is currently growing through the fence for the amount of \$1,863.00. Motion passed unanimously.

The At-Large Member will contact the Fairlington Citizens Assoc. (FCA) about erecting a "Fairlington" sign at the S. Taylor St. entrance.

The EE proposal for enhancement of the S. Taylor St. entrance was tabled pending the response by the FCA about erecting a "Fairlington" sign.

EE will replace the plantings along the King St. fence at S. Taylor St. that suffered from the harsh winter.

April 26 is the first Glen Spring Clean Up and Planting Day and volunteers will cut ivy from trees, pick up branches and debris and rake leaves along the interior King Street and Quaker Lane fences. Annuals will be planted at court entrances and in the pool planters.

The water problem behind Courts 2 and 3 should be handled by grading that will allow the water to flow into the drain more readily.

Treasurer's Report

In the absence of the Treasurer, the President presented the report.

Cardinal Management will get bids from at least two vendors for the painting and carpentry of Courts 5-8.

Cardinal Management will contact Restoration Engineering, Inc.(REI) to ascertain if an inspection of all parking lots should be done because of winter damage and have problem areas added to the areas scheduled for work this year.

Several items on the Projects List have been completed: rotted bases of columns, the pool /maintenance HVAC problem and the painting final inspection of Courts 1-4.

At-Large Member's Report

No report

Secretary's Report

Tot Lot Committee has received one design from All Recreational for \$55,000 but awaits a second design for this amount from them. BCI Burke has been contacted for designs and proposals but has not yet submitted anything. The Committee hopes to have a meeting on April 30 to review submitted designs. The meeting will be announced to the community.

REI will be asked to give guidance on drain work under the swings section of the tot lot so that tot lot replacement work can be done in July/August.

Management Report

Maria Castro will be on leave May 8-12, 2014.

04.0.14.07 MOTION

Moved to go into closed session at 8:21pm to discuss individual homeowner delinquencies, violations and other matters. Motion passed unanimously.

04.08.14.08 MOTION

Moved to return to open session at 8:56pm. Motion passed unanimously.

04.08.14.09 MOTION

Moved to turn over to legal for collection accounts 2021 and 3078. Motion passed unanimously.

The revised draft resolution concerning use of common areas will be posted on the Yahoo site and the Glen website for community comments.

The meeting was adjourned at 8:57pm.

The next scheduled meeting of the Board is Tuesday, May 13, 2014, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Secretary