

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
August 13, 2013 Board Minutes
Held at the Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Keith June (Vice President), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Susan Hunchar (Secretary), Corey Love (Landscape Chair), and Karen Conroy (Cardinal Management).

CALL TO ORDER

The meeting was called to order at 7:00pm by President Jay Yianilos.

Residents' Forum

There were no residents in attendance.

Legal Presentation

Ms. Leslie Brown, Esq. of Rees Broome, PC, the Glen's law firm, presented an update on 2013 Virginia legislation affecting the Glen. Ms. Brown also briefed the Board on recent Virginia judicial decisions affecting condominiums.

08.13.13.01 MOTION

Moved to go into closed session at 7:19pm to discuss legal matters. Motion passed unanimously.

08.13.13.02 MOTION

Moved to return to open session at 7:30pm. Motion passed unanimously.

08.13.13.03 MOTION

Moved to approve the July 9, 2013 meeting minutes. Motion passed unanimously.

President's Report

08.13.13.04 MOTION

Moved to approve variance request for a hand rail at 3570 S. Stafford St. Motion passed unanimously.

08.13.13.05 MOTION

Moved to ratify the prior email vote to approve a variance for kitchen renovation at 3529A S. Stafford Street. Motion passed unanimously

The end-of-summer pool party will be Saturday, September 7 from 4 to 7pm (rain date is 9/8). The dog swim is Sunday, September 8 at 7:45pm. The request for County approval for the dog swim will be submitted.

The Pool Committee purchased 2 tables, 9 umbrellas and 2 umbrella bases.

A letter was sent to all Court 11 co-owners reminding them about parking spaces assigned to the on-site staff and listed the parking space assigned to each unit. Copies of the letter will be given to residents who are renting.

The Treasurer will draft a Handbook change concerning the towing of cars. Residents will be asked to try to find the violator and in a reasonable manner ask that the vehicle be removed before calling the towing company and police. The requirement of a towing code will be removed, but the resident will be required to be present at the tow and to show identification to the tow operator.

The Board will host a Court Reps Appreciation Night for the reps at the pool on Sept. 9. The rain date is Sept. 15.

The Community Associations Institute (CAI) has requested nominations for their "Community Association of the Year" awards and the Glen will consider submitting an application for nomination after reviewing the requirements.

Vice President's Report

The Fairlington Citizens Assoc. (FCA) will sponsor a 5-K run in Oct. and information will be provided as it is available.

In the continuing effort to make the 36th St. and N. Quaker Lane intersection safer and to improve communication with the City of Alexandria, discussions on the intersection have resumed with the Fairlington Citizens Assoc. (FCA). As a result of reaching out to Glen residents and observing the intersection recently, a list of possible remedies was developed. The Vice President initiated a recent meeting with Guy Land, FCA President, and several FCA Board members, Alan Bow, David Sherman, Alison Trimble (all of the Glen) and there was agreement to seek FCA Board approval of the list. The approved list will then be forwarded by FCA to the City of Alexandria for discussion and consideration of the safety recommendations.

Secretary's Report

No report

Member-at-Large Report

No report

Treasurer's Report

There have been several issues requiring legal opinions and as a result, the legal fees budget line item is currently over-budget.

The status of the reserves study by Restoration Engineering, Inc. (REI) will be checked since it is to be ready in Sept.

Landscape Chairman's Report

Corey Love, Landscape Chair, has finalized plans with Environmental Enhancements (EE) for the Fall landscape walkthrough on Sept. 7. It will begin at 9:00am at the 36th St. circle.

Management Report

The Treasurer corrected the amount of the Thrive, Inc. proposal in the contract status portion of the Management Report for arbor care approved and completed. The correct amount is \$1125.00

A meeting with Engelking Inc. concerning carpentry work for future Glen painting contracts will be scheduled.

Nova Painting will provide an estimate for exterior painting at 3533 S. Utah Street where a need for painting has been identified on a small upper front section of the building.

Dominion Power has not responded to repeated requests for information on billings for circuits at 4204 S. 36th and 3611 S. Taylor. Cardinal Management will again follow up.

Unfinished Business

The tot lot inspection will be performed and after the inspection report is received, the Board will decide how to move forward with the tire swing.

08.13.13.06 MOTION

Moved to accept the Maryland Materials LLC proposal for site visit and inspection of the tot lot by a certified playground safety inspector for the amount of \$635.00. Motion passed unanimously.

The bench project proposal for Brian Henry's Eagle Boy Scout project requires additional information. In the meantime, Brian has requested a notice of intent to order and install the bench to present to his troop leader as a commitment by the Glen.

08.13.13.07 MOTION

Moved to provide a letter of intent to Brian Henry to order from a commercial vendor, on behalf of Fairlington Glen, an outside bench for installation near Court 11. The order placed by Mr. Henry will reflect the cost, item number, size, other physical characteristics, and requested delivery point within the Glen that will be provided to him in writing by the Glen's President. Motion passed unanimously.

The pool and landscape contracts expire this year and the Chairs of the committees will be asked to provide information and recommendations on renewals.

The Member-at-Large will incorporate recent suggestions by the Board in the design of new maintenance door hangers.

The proposal for a French drain between Courts 2 and 3 was tabled until the September meeting.

08.13.13.08 MOTION

Moved to go into closed session at 8:39pm to discuss individual homeowner delinquencies, items on the violations tracking report and other legal matters. Motion passed unanimously.

08.13.13.09 MOTION

Moved to return to open session at 9:00pm. Motion passed unanimously.

08.13.13.10 MOTION

Moved to have Cardinal Management send violation letters to # 43, 58 and 59 on the violations tracking report for vines on the buildings. Motion passed 4-1 (with the Member-at-Large voting “nay”).

The meeting was adjourned at 9:01pm.

The next scheduled meeting of the Board is Tuesday, September 10, 2013, at 7:00 pm in the Fairlington Community Center.

Respectfully submitted,

Susan N. Hunchar
Secretary