

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
July 14, 2015 Board Minutes
Fairlington Community Center

ATTENDEES: Jay Yianilos (President), Susan Hunchar (Vice President), Thora Stanwood (Secretary), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At Large), Karen Conroy (Cardinal Management).

CALL TO ORDER: The meeting was called to order by the president at 7:00pm.

RESIDENTS' FORUM –

Marc Thomas, 3563-A1 S. Stafford Street (court 3) asked when the work would begin on the sewer line outside his unit. The treasurer stated that two bids have been received and will be voted on during this board meeting. The selected contractor can then commence work.

Josh Babb, 4112 S. 36th Street (court 5) thanked the board for the soil and turf replacement in front of his unit needed after the dig to resolve the plumbing issue. He noted that two large oaks had been cut down along 36th Street and asked if they would be replaced by new trees. It was stated that Arlington County would dig out the stumps and roots and plant new trees.

Len Funk, 4252 S. 35th Street (court 15) and Therese Rose, 4123-A1 S. 36th Street (court 4). Mr. Funk stated that the new pool company, Atlantic Pool Service, is doing a very good job. His concern is that some swimming lessons are being given by instructors hired by residents and are not being given by Atlantic's life guards. The outside "businesses" are not obeying the pool rules, are using the lap lanes, are encroaching on the adult's only swim time, etc. Do the Glen's condo rules cover this type of situation and is there a liability of which the Glen should be aware? Should a formal arrangement be set up to allow for outside instructors? It was stated that the issue would be researched.

Ann Marie Douglass, 4210 S. 35th Street (court 14) asked what chemical applications the landscape contractor, Environmental Enhancements (EE), is using in the Glen. She asked that chemical applications stop immediately and that we get it in writing from EE. The secretary stated that she would contact EE to confirm that the company is not applying and will not apply chemicals until further notice. Ms. Douglass claimed to have a petition signed by residents requesting that Roundup cease to be used. The secretary asked her what alternatives are available to keep our lawns healthy. Ms. Douglass did not know but said she would conduct research on the issue. Ms. Douglass wants a community meeting to discuss this issue.

Connie Francis, 4202 S. 35th Street (court 14) and Arlene de Strulle, 4205 S. 36th Street (court 11) were in attendance representing the new landscape committee.

APPROVAL OF THE MINUTES:

7.14.15.01 Motion. Moved to approve the minutes of the June 9, 2015 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President -

7.14.15.02 Motion. Moved to approve the proposed 2016 budget as presented in the management report, for publication in the August newsletter and submission to the members at the annual meeting. Motion passed unanimously.

7.14.15.03 Motion. Moved to approve the bid from Dwyer Plumbing in the amount of \$8660.00 for the sewer line repair projects in courts 3 and 16. Motion passed unanimously.

The e-mail approval given by the board on June 24, 2015 of a variance for the kitchen renovation at 4309 S. 36th Street (court 10) was duly recorded.

The variance request from 4323 S. 36th Street (court 10) to install a satellite dish on the fence in the patio will be returned to the unit owner as it cannot be attached to the fence or seen above the fence. The management agent will contact the owner to discuss.

7.14.15.04 Motion. Moved to approve a variance request from 4123-A2 S. 36th Street (court 4) for the relocation of the basement door between the two rooms in the Barcroft model on the condition that the applicable permits are obtained. Motion passed unanimously.

7.14.15.05 Motion. Moved to approve a variance request for the installation of a bathroom in the attic area of a Braddock unit at 3501-B2 S. Stafford Street (court 1) on the condition that the applicable permits are obtained. Motion passed unanimously.

Volunteer appreciation night is scheduled for Monday, September 21, at 7:00pm at the pool.

Vice President –

The Glen Handbook noise revision proposed by resident Arlene de Strulle was tabled due to time constraints.

Minor, non-substantive corrections to Resolutions 14-01 and 12-02 will be made and included in the forthcoming revised handbook.

Several Court Representatives will be asked to remind residents to refrain from leaving toys and other personal belongings in common areas whereas some items will be picked up by Onsite Staff and held at the maintenance office for one month.

Treasurer –

7.14.15.06 Motion. Moved to approve the 2014 budget surplus allocation proposed by motion 5.12.15.06 stated in the May 12, 2015 board minutes. Motion passed unanimously.

The following checks were given to the management agent for pool parties:

Non-private parties –

\$25 – from Richard Costa

\$25 – from Lisa Sabol-Sikorski
\$25 – from Jane Temoshok
\$25 – from Beata Stukan Hyams
\$25 – from Gillian Love
Private party –
\$50 – Aaron Justin Guiterman.

Secretary – No report.

At Large – No report.

COMMITTEE REPORTS:

Landscape –

Saturday, August 15 is the proposed date for fall walk-thru with EE. This will be confirmed by Barbara Dean of the landscape committee.

The new committee met with EE on Monday, July 13. This was a meet and greet opportunity and the topic of chemical applications was discussed.

MANAGEMENT REPORT:

A list of the remaining chimneys that need replacement screens and a bid for replacing them will be requested from NV Roofing.

The president signed the American Institute of Architects (AIA) contract for the 2015 roof replacement work in courts 9 and 10.

The management agent will contact NVM Contractors for a start date of the additional parking lot paving work required.

The management agent is soliciting proposals from NOVA Painting Company and Kolas Contracting for the needed carpentry work in courts 9-12. A meeting will be arranged between the board and these two companies.

Proposals are being solicited for front porch repairs and sidewalk section replacements.

7.14.15.07 Motion. Moved to approve the proposal from Sunshine Contracting in the amount of \$695.00 for a center dormer window replacement at 3536 S. Stafford Street (court 13). Motion passed unanimously.

Arlington County notified the Glen of an increase in water usage in court 4. The management agent will ask Restoration Engineering Inc. (REI) to research the cause of the increase.

EXECUTIVE SESSION:

7.14.15.08 Motion. Moved to go into closed session at 8:43pm to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

7.14.15.09 Motion. Moved to return to open session at 8:59pm. Motion passed unanimously.

7.14.15.10 Motion. Moved to write off balances below \$10 as bad debt. Motion passed unanimously.

7.14.15.11 Motion. Moved to turn account #4011 over to legal for collection. Motion passed unanimously.

7.14.15.12 Motion. Moved to send out a notice of violation for violation #0115. Motion passed unanimously.

ADJOURNMENT: The meeting was adjourned by the president at 9:00pm.

The next scheduled meeting of the board is Tuesday, August 11, 2015, at 7:00pm in the Fairlington Community Center.

Respectfully submitted,

Thora Stanwood
Secretary