



The Glen Echo

Newsletter of Fairlington Glen

April 2007

Board Establishes Planning Committee for Community Gardens

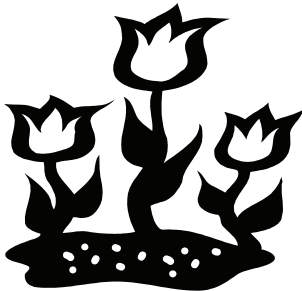
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The Board has set up a planning committee to consider whether residents of Fairlington Glen would like to establish community gardens in the Glen. Jasper Thomson, At-Large Board member, will head the committee, which will:

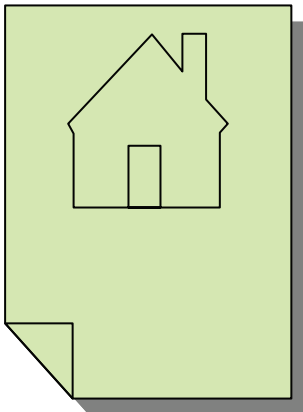
- (1) Determine if there is a need and desire for a garden—how many people are interested in having a plot in a Fairlington Glen community garden if one were available; and
- (2) Conduct door to door outreach in Courts 3, 4, 6, 7, and 8 to determine if there is support for community gardens in the open spaces (one now a paddleball court) that are the most likely candidates for gardens. The committee would identify areas of concern and assess whether concerns can be addressed by design and/or terms of use restrictions.

If those two thresholds were met, the committee would then move on to actual design, rules, and other tasks. We want to have a wide array of interests represented on the Planning Committee and welcome volunteers, who should call Jasper Thomson at 703-820-6525 or by e-mail at jthomson@vsadc.com.

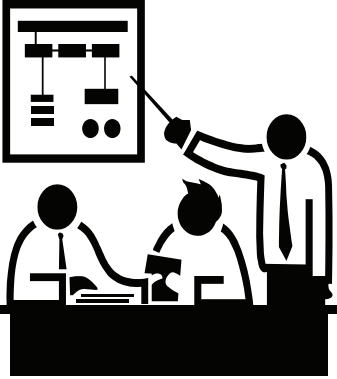


Sanitary Sewer Work and Study

You may have noticed the significant work that took place last month to replace a sanitary sewer line in Court 15 on 35th Street. The work was done by Arlington County since Court 15 is one of a number of Glen courts that has a county-owned and county-maintained line running up the middle of the court. Court 15 building laterals link to that line. As part of research we did to prepare for the sanitary sewer study by Restoration Engineering, Inc., the County discovered that the Court 15 line was not an 8" line as indicated on the County map, but a 6" line. They decided to replace it with a new larger line, and we were delighted to have the work done. This does not affect our laterals, but it does assure better flow once sewage gets to the County line. We want to thank the residents of Court 15 who had to remove their 36 cars from the lot each day for more than a week. We also want to thank Arlington County for serving us so well and quickly by replacing the line and paving the affected area.



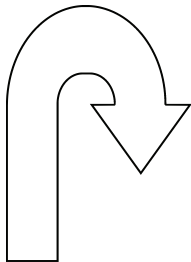
SANITARY SEWER WORK AND STUDY (CONTINUED)



On March 26 and, after equipment problems were solved, during the week of April 2, Restoration Engineering, Inc. (REI) began its study of our sanitary sewer system. We thank the many residents for whom no outside cleanout existed. Many of you opened your homes to the camera crew and civil engineer, and in many cases either cut through wall-to-wall carpet or removed your toilet to gain access. We recommend that those with low basements (from which the lateral for each building exits) not permanently cover over the inside access point, whether an outside cleanout exists or not. Preventive maintenance is sometimes needed from inside the house. In May, REI will provide us with a report of their study and recommendations, which will form the basis for Board long-range plans in this area.

Water Drainage

In addition to the sanitary sewer study, REI is examining our storm sewer system and investigating certain site drainage problems. Examination of the storm sewer system will take place in April or May using the same process as for sanitary sewers—by having our on-site staff use the Glen camera to review storm sewer lines accompanied by review and commentary from a civil engineer.



Site drainage problems were identified by means of a questionnaire sent out to all owners and residents as part of the August 2006 GLEN ECHO, and by a walkthrough conducted by Kurt Schwarz and Bob Patrician. If you did not respond to the questionnaire last year, and want to call site drainage problems to our attention before the study begins, please let Margaret Windus know by e-mail (bowindus@att.net), by phone (703-379-1718), or by letter (3525B S. Stafford St.). We are focusing especially on areas during or after heavy rains of (1) pooling water, (2) failed gutters/downspouts, (3) street sewer drainage problems, and (4) locations of common area drainage problems .

FINANCIAL CONTROLS IN THE GLEN

The article “Homeowner Groups’ Funds Missing in N. Va.” appeared in the Washington Post on March 21, 2007. It detailed allegations of embezzlement of at least \$800,000 from homeowner associations such as ours by an employee of the Koger Management Group, Inc. How susceptible is the Glen to financial fraud or abuse? Fairlington Glen has two types of financial controls to minimize financial malfeasance. The first is a series of *internal controls* within our own Board and Finance Committee and also within our management company, Cardinal Management Group. The second is *external controls* that are part of the annual audit by Goldklang, Cavanaugh & Associates, Fairlington Glen’s auditor. We believe that our control procedures, both internal and external, assure a high degree of probity to our Association. Constant vigilance is our best defense against fraud or other financial improprieties. The Board and Finance Committee take such responsibilities seriously.

