



The Glen Echo

Newsletter of Fairlington Glen

April 2009

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Please join the Landscape Committee on Monday, April 20 at 7 pm at my home at 3535 S. Utah St. to discuss stewardship of the Glen's landscape. We really need members and no experience is necessary, just a willingness to contribute to the Glen's natural beauty. We are committed to an environmentally sensitive approach to landscaping that serves the collective needs of the Glen community.

Amanda Deringer



MESSAGE FROM THE PRESIDENT

Dave Sherman reported on pool complex renovation at the Board's April 8 meeting. He has led the planning and implementation of this effort since August 2007 (with the assistance of **Alan Bow** and **Paula Mathews**). With construction having started last November, Dave told us that work is nearing completion, in good time for pool opening over the Memorial Day weekend.

As you walk by the pool, note that the building and its entryway were designed to integrate a 1970's building more fully into the Colonial style of Fairlington Glen. A number of features echo nearby buildings, including the lowered building height near the entrance, lamps on the exterior, columns of the arched entryway, windows in the offices, exterior door colors, and the bricked social space at the entrance. These are the most visible and attractive features, but it is the inside that was the impetus for this major construction project.

Inside is a significantly enhanced workshop for our staff, protected storage space on site, bathhouses accessible to those with disabilities, a life guard room looking directly over the new entrance and pool (which has been resurfaced with dual safety drains installed), and new pool pumps and filter systems. The new facility was designed to be energy efficient and environmentally sensitive.

We want to welcome you to tour the facility and will provide such an opportunity during the Memorial Day weekend opening. Times will be announced in the May newsletter.

In another important area of Glen activity, I am pleased to announce the appointment of a chairperson for the Landscape Committee—**Amanda Deringer**. Amanda volunteered in response to the call in the February-March GLEN ECHO. The first meeting of the renewed committee will be on April 20 at Amanda's home at 3535 S. Utah St. Please consider participating in this effort and supporting Amanda as she begins this challenging job. You may reach her at 703-671-9626 or at aderinger@gds.org.

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ANNUAL FINANCIAL REPORT TO CO-OWNERS

During 2008, as shown on the accompanying table, the Glen had a budget surplus of \$36,551, which will be available as a contingency for the future. Areas where expenses were significantly lower than budgeted included payroll, administrative expenses, and water/sewer. Reduced water usage, which we reported in the January GLEN ECHO, bodes well for future water budgets if such reductions continue while rates climb upward. Payroll was lower than budgeted because we had provided for a possible part-time administrative person after Ricky Solares retired. As it turned out, we were able to work well with our reduced staff of two.

Interest income was lower than expected because of the dramatic reduction in interest rates during the year. However, we were able to set aside nearly \$200,000 in 4% CDs before rates went down. Other reserves had to be kept liquid because of major efforts planned in pool complex renovation and sewer relining. We relined 13 sewer laterals in 2008 and partially replaced one. In 2009, we will reline the remaining 17 laterals, completing lateral relining or replacement for all 56 buildings of World War II vintage.

Our other major effort using reserve funds in 2008 was planning for and beginning renovation of the pool complex. This includes enhanced workspace, a storage room, new pool bathrooms and guardroom, resurfaced pools, a new pool pump, and a new entrance and social space. Most pool complex construction costs occur in 2009, as construction began only in mid-November 2008. As you read this report, building construction should be concluding. Landscaping of the pool entryway and perimeter will be the final step.

Replacement reserves in 2008 were increased by a contribution of \$410,000 and reduced by expenditures of \$285,668. At the end of 2008, we had a balance of \$481,603 in replacement reserves, \$158,160 in contingency reserves (with \$35,000 contributed in 2008), and \$81,566 in Other Members' Equity, resulting in Total Members' Equity of \$721,329. Our auditors were pleased with the level of our combined contingency reserve and Other Members' Equity (excess operating funds), which they recommend be 10 to 20% of annual assessments, a level we have now reached at 19.7%. We are not continuing contingency reserve contributions in 2009.

Contributions to replacement reserves in 2009 will be \$460,000. Planned 2009 reserve expenditures will take place in the first half of the year, with contributions in the second half replenishing our savings. In 2010, we will return to replacing Bangor and asbestos roofs (the pool roof was done in 2009). We will also begin work on site drainage problem amelioration.

The Board appreciates your participation in the many volunteer activities that help the Glen do its business. Volunteer labor is highly valued and saves us substantially over what our assessments would otherwise be. Thank you.

Margaret L. Windus, Treasurer

for the Fairlington Glen Board of Directors

FAIRLINGTON GLEN FINANCIAL REPORT FOR CALENDAR YEAR 2008		
<u>INCOME</u>		
	<u>Budget</u>	<u>Actual</u>
Assessments from Co-Owners	\$1,217,511	\$1,216,422
Interest	30,000	22,527
Other	1,000	1,520
Total Income	\$1,248,511	\$1,240,469
<u>EXPENSES</u>		
Management	67,584	61,934
Legal, Audit, Tax, Other Professional Fees	33,700	40,102
Insurance	64,770	64,652
Administrative	22,365	12,702
Payroll and Related	112,171	89,495
Utilities	196,000	175,994
Painting and Decorating	57,320	50,111
General Repairs	34,900	38,589
Snow Removal	6,200	3,634
Swimming Pool	49,267	45,030
Trash Removal	62,220	62,334
Grounds Maintenance	65,714	65,722
Landscaping	26,000	36,596
Bad Debt Expense	-0-	5,646
Income Taxes	5,300	6,377
Total Expenses	\$803,511	\$758,918
Net Income before Contribution to Reserves	\$445,000	\$481,551
Contribution to Reserves	(445,000)	(445,000)
Net Income	-0-	\$ 36,551

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Finally, sewer lateral relining will take place during the weeks of April 13 and April 20 in Courts 1-8. Residents of those courts received a detailed memorandum with information and instructions about this work. We understand the inconvenience that such work entails (none of us likes to have our water cut off) and ask your patience and help. Parking places for equipment will be needed both on the street and in parking areas of Courts 1-8. Progress will be affected by weather and may extend the time needed for completion of the remaining 17 sewer laterals. Sewer relining, however, will be completed in 2009, come hell or high water.

We do not expect that our 35-year history of sewer backups will become a distant memory—that would be an unreasonable expectation. We do expect sewers to be much less of a factor in our repairs, our emergencies, and our budgets. The first two of these are already occurring. You can help us by observing the disposal guidelines on p. 32 of our Handbook. Thank you!

We want again to thank those of you who participate in managing the many tasks that need to be done in a community such as ours—including those who lead and serve on the Court Representatives Group, Pool Committee, Landscape Committee, Finance Committee, Pool Complex Work Group, as well as our coordinators for Variance, Security, Maintenance, Tennis, and Basketball, and last but not least the editor of the GLEN ECHO. Names can be found in the January 2009 GLEN ECHO, available on our website at www.fairlington.org and on our Yahoo site.

Thank you all for helping to make this such a great community in which to live.

Bob Patrician

Glen Board President

Reminders and a Special Thanks

PET REMINDER. Pet owners (or their agents) must clean up after their dogs at all times. Dog waste should be deposited with trash or in trash cans located in the Glen. Dog waste should never be dumped into a storm sewer because it then enters untreated into streams and rivers. When outdoors, dogs are to be kept on a leash at all times. Dogs are not permitted to run at large except at designated “off-leash” dog exercise areas, including our local area at Utah Field. Other dogs and their owners may be afraid if your dog is off leash, even though you may know your dog to be friendly. Pet owners should also take steps to prevent their pets from making noise on a continuous or even frequent basis. Your neighbors will thank you for these good neighbor steps.

SATELLITE DISHES. Antenna and satellite dishes are permitted in the patio areas but they may not be attached to or hung from the exterior of the units or attached to any limited common property such as a patio fence. No portion of the antennae or satellite dish may appear above the horizontal plane of the top of the patio fence. Detailed requirements are contained in Policy Resolution 99-1 “Satellite Dish and Exterior Antenna” on pp. 60-67 of the Glen Handbook. **We want to thank the seven residents who have moved their satellite dishes below fence level. Thank you for being good citizens of the Glen.**