



# The Glen Echo

Newsletter of Fairlington Glen

August 2013

## CALLING ALL CANDIDATES

August is here, and while we continue to enjoy summer in Fairlington Glen, we also need to focus on Glen elections coming this fall. This year, the Fairlington Glen Board of Directors will have one seat to fill. Vice President Keith June was elected last year to fulfill the remaining year of a previous Board member's term. That seat will be up for a new three-year term, and Keith has indicated his desire to run again. Perhaps there are other dedicated co-owners who are interested. If so, now is the time to step forward and express your desire to serve the community.

Board members serve three-year terms, and those terms are staggered so that in any given year one or two terms are completed. Candidates simply run for a spot on the Board and not for a specific role. At the Board's first meeting following the fall elections, the new Board will determine each of its officers for 2014.

Serving on the Glen Board is voluntary; however, it's rewarding to know that you're helping to make lasting, positive changes to our community.

There are no specific prerequisites for the job, though it may help to have some familiarity with Glen fiscal and policy matters. It also helps to have an open mind, a penchant for conflict resolution, a willingness to take responsibility for decisions, and the passion and energy necessary to get the job done.

Over the years, many of our co-owners have volunteered their time as Board members, Court Reps, or by serving on various committees. If you are interested in contributing to your community as a Board member, please contact me at [jasonyianilos@yahoo.com](mailto:jasonyianilos@yahoo.com). You'll need to complete a one-page candidate profile by September 28, 2013 and you'll have an opportunity to address the community on September 4 at our annual Community Forum (see page 2 for more details).

*Jay Yianilos / Board President*

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. If you have something to put in the newsletter, please e-mail Jay Yianilos at [jasonyianilos@yahoo.com](mailto:jasonyianilos@yahoo.com).

The *Glen Echo* is published online on the Glen's web site, at <http://www.fairlington.org/glennewsletters.htm>

To be notified by e-mail when the latest edition is published, with a link to the newsletter, give us your e-mail address by signing-up for Glen Alerts via the Glen's web site. Your e-mail address will be used only for official Glen business.

# DON'T MISS THE GLEN COMMUNITY FORUM



Please join us at the Glen pool on Wednesday, September 4 at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2014 budget, which is included in this month's *Glen Echo*, and answer any questions you have regarding our neighborhood. It's also a prime opportunity to hear from and talk with individuals considering running for the Board in the fall.

Please note that the forum is for adults only, as the pool itself will be closed. If it rains that night, we'll move the meeting into the nearby maintenance facility.

For those interested in running for the Board, talk to a current Board member to know more about what is involved. The Board can be reached at:

Jay Yianilos, President	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Keith June, Vice President	703-599-2063	<a href="mailto:keithjune@earthlink.net">keithjune@earthlink.net</a>
Susan Hunchar, Secretary	703-820-9519	<a href="mailto:shunchar@hotmail.com">shunchar@hotmail.com</a>
Maynard Dixon, Treasurer	703-379-1718	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>
Laura Knapp Chadwick, At Large	202-550-8939	<a href="mailto:laura.chadwick@hotmail.com">laura.chadwick@hotmail.com</a>



## FALL LANDSCAPE WALK- THROUGH

Landscape Committee Chair Corey Love has announced Saturday, September 7 as the date for our fall landscape walk-through. Meet at 9:00am in the Stafford Circle and join us as we walk through the community reviewing the plantings in our common areas.

You'll find a form on page 3 of this newsletter that offers more information. If you want to request that something be changed, such as the removal of an existing shrub or tree OR the trimming of a shrub away from windows, then you must complete the form prior to the walk-through. The deadline to submit your requests is Saturday, August 31. Only items that are requested in advance will be considered. And please note that a request doesn't always mean that the work will be approved and completed.



Court No. \_\_\_\_\_ House No. \_\_\_\_\_

**FAIRLINGTON GLEN  
LANDSCAPE COMMITTEE WALK-THRU  
Request for changes in common area landscaping**

*Requests for Fall must be received by August 31, 2013*

This is a request for the Condo Association to fund and perform the following:

- \_\_\_\_\_ remove an existing shrub or tree
- \_\_\_\_\_ significantly trim a shrub away from windows
- \_\_\_\_\_ plant a new shrub or tree

\_\_\_\_\_ This is a request to landscape and plant an area at my own expense.

\_\_\_\_\_ This is a request to make any other change

Please describe your request and explain the location(s):

Are any other units impacted by the requested changes?

Name of Resident(s): \_\_\_\_\_ (check if co-owner \_\_\_ or tenant \_\_\_)

Address: \_\_\_\_\_ Court # \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Please return your completed form to the Glen Landscape Committee  
c/o Corey Love, 3551 S. Stafford St., #B1 (Court 2)  
or by email to: [GlenLandscaping@gmail.com](mailto:GlenLandscaping@gmail.com)

This form may also be found on our web site:  
[www.fairlington.org/glenindex.htm](http://www.fairlington.org/glenindex.htm)

# THE GLEN 10 - 10 Q's & A's

## WITH ANNA LOPEZ

We begin a new feature in the *Glen Echo* called the Glen 10. It's 10 questions and 10 answers from a co-owner, resident, or someone who contributes to our community. This month, the spotlight is on Anna Lopez, the managing guard this summer at the Glen pool.

**1. How long have you and your family called Fairlington Glen home?** - "My parents have lived in Fairlington Glen since 1987. I have called the community home since I was born until my family moved this past April."

**2. What has a community like Fairlington Glen meant to you?** - "The community has helped me become a very independent person. Due to the way Fairlington is laid out and the unique community that has been cultivated in the Glen led me to become an independent person as well as someone who really enjoys a strong sense of community."



**3. Your parents have both volunteered in various capacities over the years in the Glen. How has their experience in our neighborhood encouraged you?** - "My dad has worked hard with other parents to make the Glen a very family friendly community. He and my mother played a role in designing the tot lot when it was overhauled as well as getting the hopscotch and 4 square lines drawn on the basketball court. My father also played a huge role in getting the basketball hoop and the ping pong & foosball tables at the pool. My parents were also instrumental in having seasonal events in the Glen like the Halloween potlucks at our court, Easter egg hunts, and summer evening outdoor movie nights. Having a safe, fun environment for kids to grow up was something my parents saw as very important. Having parents who made this a priority made me want to make the Glen a safe and fun place as well. I have a sense of pride when I am working at the Glen pool because I do try my hardest to keep it clean, safe, and fun."

**4. As the managing guard of the Glen pool this summer, how many lifeguards do you work with? Are they all Glen residents?** - "There are seven guards and three operators. Only two other guards are Glen residents. We have guards that are from different communities in the Fairlington area—some that go to Wakefield High School as well as TC Williams High School. Only three of our guards are not local."

**5. Safety is the biggest concern at any pool. Have you had to deal with any issues regarding someone's safety?** - "Yes, I deal with safety issues every day, but they are primarily hygienic ones. I like to take a very proactive approach to lifeguarding. I like to prevent accidents from happening. The few safety issues I have had this summer is one boy puked and I had to kill mold on the deck and in the bathrooms."

*(continued on page 5)*

**6. What kind of training and preparation have you had for a job like this?** - “Lifeguard training is a three-day course that includes CPR training. As a lifeguard, I was asked to swim 300 meters, retrieve a brick from a diving well that was 13 feet deep, tread water for five minutes, and tread water for one minute with only my legs. Pool operator training is a two-day course that is highly condensed. As a pool operator I learned a lot about the chemistry of pool water. I know exactly what makes the water foggy sometimes (mostly it is just people’s sunscreen). I also learned how to clean the pool pumps.”

**7. Chances are you know most of the people at the pool. Is that a plus or a minus do you think when it comes to enforcing pool rules?** - “I know almost all of the children by name at the pool. If I do not know the kids, I try to get to know them. I also know a lot of the parents and adults. Sometimes it is a little difficult asking the parents or adults to stop doing something. But I try to explain things in a way that makes everyone understand why I think it is a safety issue, and luckily everyone understands it is for their own safety.”

**8. Besides watching swimmers and managing other guards, what other chores are done daily/weekly by your team to run the Glen pool?** - “We make sure that the water is balanced, clean out the skimmers, put in the lane lines, vacuum the pool, and scrub the scum line off the tiles. Trust me, you do not want to know what makes up the scum line. We clean the bathrooms every night and make sure that the bathrooms have toilet paper and paper towels throughout the day. We also close all of the umbrellas; perform general pickup of toys, chairs, and tables; and make sure everything is secure for the evening.”

**9. Where do you go to school? And what are you studying?** - “Right now I’m in transition. I spent the last two years at the University of Mary Washington, but now I am enrolling at NOVA Community College for the fall while I figure out exactly what steps to take to reach my educational goals. I’m thinking of becoming an occupational therapist and UMW does not offer a program.”

**10. When you’re not working at the pool, what are some things you enjoy doing?** - “When I’m not lifeguarding, I teach swim lessons. When I’m not at the pool I am usually doing something active like taking a zumba class or weight training. My younger brother and I like to go running together when we can. He and I do 5K runs and obstacle courses together. I also really enjoy cooking and reading. Every so often I go to the movies with my friends and sometimes my little brother.”

*(Editor’s Note: If you know someone we should feature in the Glen 10, please let us know!)*

## COUNTY OFFERS MANY SENIOR ACTIVITIES

The Office of Senior Adult Programs in the Arlington County Department of Parks and Recreation has a variety of monthly activities for seniors (55 years of age and older) and residents with senior friends and family. There are six senior center locations in the County, including the Fairlington Community Center. Among the activities for August are a number 55+ Travel Trips to places like Atlantic City, Nationals Park, and the Marine Corps Museum. For more info, go to [www.arlingtonva.us](http://www.arlingtonva.us) and search “senior activities.”

# PARKING IN THE GLEN

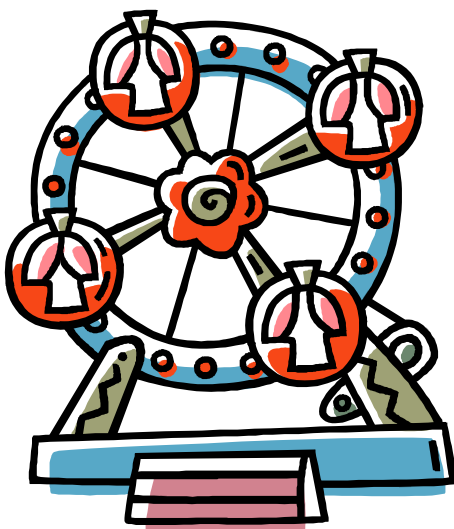
Fairlington Glen has 375 parking spaces in 16 courts. One space is assigned to each of our 352 units. Two spaces in Court 11 are assigned to and reserved for our onsite staff. The remaining 21 spaces are spread throughout the Glen and are available for friends, family, contractors, or Glen residents on a first-come, first-serve basis. Good neighbor policy suggests that one should share the use of unassigned spaces among all potential users, just as one does with street parking. We urge you to do this.



So that all may be aware of the unassigned spots, which are marked with a "U" after the number, we are providing the locations of the 21 spots:

Court 2	Unnumbered space between 139 and 140
Court 4	201, 204, 205, 206, 207, 208
Court 5	226, 227, 228
Court 7	255, 256, 261, 268, 271
Court 11	360
Court 13	403
Court 14	415, 417
Court 16	462, 467

The full text of the Glen's parking policy can be found on pages 29 & 30 of the Glen Handbook on our website at [www.fairlington.org/GlenHandbook2011Revised.pdf](http://www.fairlington.org/GlenHandbook2011Revised.pdf).



## FAMILY FUN AT THE FAIR

The 37th annual Arlington County Fair comes to the Thomas Jefferson Community Center, located at 3501 Second Street South, August 7-11. Admission to the fair is FREE. Highlights include midway amusement rides (tickets sold on site), racing piglets, pony rides, singers & dancers, a 5K run/walk, and much more.

Parking is prohibited at the fairgrounds, but shuttle buses (\$2 round trip fee) will run from the Ballston Metro station, the I-66 parking garage, and the Arlington Career Center. For more details on the 2013 Arlington County Fair, go to [www.arlingtoncountyfair.us](http://www.arlingtoncountyfair.us).



# Budget Proposed for 2014

At its meeting on July 9, 2013, the Board approved the draft 2014 budget and fee schedule below for submission to Glen co-owners this autumn before the November 6, 2013 annual meeting. The recommended budget would be based on a monthly fee increase of 2.2%, in comparison to the 2.8% increase approved for 2013. Any Glen co-owner seeking a detailed, line-by-line explanation of the recommended budget should contact the Glen's Treasurer, Maynard Dixon, at [MaynardDixon@verizon.net](mailto:MaynardDixon@verizon.net). The most recent audit and the Treasurer's comments on it appear on our web site at <http://www.fairlington.org/Communit.htm#Fairlington>.

The budget below would provide for expenses anticipated during 2014 and for increased contributions to reserves. Budget highlights:

- The proposed budget would provide for a gross reserve addition (including contingency and interest on reserve accounts) of \$599,510, in comparison to the \$545,653 budgeted for 2013. This 2014 figure would have been larger if we could expect that interest earned on our reserves would remain at 2011-2012 levels, but our interest income is more likely to decrease due the 2013 expiration of higher interest CD's and the Federal Reserve Board's policy of keeping interest rates low to stimulate the economy.

- As explained in greater detail below, the Glen must steadily increase its reserves if it is to preserve its physical plant without special assessments or borrowing. A higher fee increase for 2014 would have helped us to accomplish this goal quicker, but the Treasurer recommended holding the increase to 2.2% for 2014 because many co-owners have not received full income cost-of-living adjustments in years.

We should increase our reserves even if nearby communities limit dues levels by skimping on reserves. There are legitimate reasons why some Fairlington communities may pay lower dues than others. But if area communities compete in a race to the bottom for who will pay the lowest dues, reserve funding will lag; and the result will be creeping shabbiness, expensive piecemeal renovation, and long-time residents getting stuck with renovation expenses that should have been shared by earlier owners who moved out.

- The discretionary landscape budget was increased from \$36,000 (2013) to \$42,000 (2014). This will allow for needed pruning, removal of overgrown trees that are encroaching on buildings, and work on perimeter areas bordering fences and sidewalks.

- Management fees are determined under our contract with Cardinal Management Company. Under our contract with Cardinal Management, Cardinal's basic management fee would ordinarily increase with changes in the federal cost-of-living index for the Washington, D.C. area. In March 2013, however, Cardinal and the Glen renegotiated the fees for 2013 and 2014 downward to \$72,000/year plus special charges. At the end of 2014, a new contract will be negotiated covering 2015 and later years.

- The budget for Account 61025 Painting & Decorating [Painting & Related Carpentry] was decreased from \$107,000 (2013) to \$72,400. The courts scheduled for work in 2014 (Courts 5-8) have fewer units than the courts scheduled for 2013 (Courts 1-4). Moreover, the painting and related carpentry work for Courts 5-8 will be less difficult than it was for Courts 1-4, where many of the original wood sills and frames still exist.

## Budget Spreadsheet

<b>Budget</b>	<b>ACCOUNT</b>	<b>2012</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>ACCOUNT</b>	<b>NAME</b>	<b>Budget</b>	<b>Audited Balance</b>	<b>Budget</b>	<b>Budget</b>
	<b>INCOME</b>				
30100	Assessment Income	1,397,160	1,396,524	1,436,280	1,467,878
30270	Interest	10,000	9,255	5,400	3,900
30290	Bad Debt Recovery	0		0	0
30171	Late Fees		2,050	1,800	1,900
30190	Pool Income		225	150	100
30260	Misc. Income			0	0
	Subtotal (30171, 30190, 30260)	2,000	2,275		
	<b>Total Income</b>	<b>1,407,160</b>	<b>1,408,054</b>	<b>1,443,630</b>	<b>1,473,778</b>
	<b>ADMINISTRATIVE</b>				
51020	Postage		514		
51030	Office Expense		1,641		
51031	Copying		752		
51050	Training & Education				
51500	Misc. Expense		5,020		
51550	Misc. Administrative		3,073		
	Subtotal (020,030,031,050,500,550)	10,500	11,000	10,600	11,700
51110	Auditing, Taxes, and Accounting	6,050	6,480	6,250	6,450
51090	Legal Fees	8,000	8,171	10,000	11,000
51092	Legal Fee Reimbursement				-1,200
51120	Management Fee	73,849	75,265	78,878	72,000
51106	Professional Fees	15,000	12,213	19,100	16,235
51000	Telephone & Related	3,300	3,547	3,400	3,600
	<b>Total Administrative</b>	<b>116,699</b>	<b>116,676</b>	<b>128,228</b>	<b>119,785</b>
71050	<b>INSURANCE</b>	<b>65,780</b>	<b>61,628</b>	<b>65,780</b>	<b>69,000</b>
	<b>PAYROLL</b>				
61301	Fed. FICA Tax		4,982	5,210	5,234
61308	Fed. Medicare Tax		1,165	1,190	1,224
	Sub-Total 61301 + 61308	6,000			
61302	VA Unemployment Tax		133	150	133
61303	Fed. Unemployment Tax		126	100	126
	Sub-Total 61302 + 61303	300		250	259
71070	Group Insurance	16,244	14,254	14,900	15,915
61420	Maintenance Payroll	81,250	80,350	82,800	84,416
61431	Temporary Help				0
61300	Payroll Administration	5,890	4,744	4,820	5,032
	<b>Total Payroll</b>	<b>109,684</b>	<b>105,754</b>	<b>109,170</b>	<b>112,339</b>



	<b>UTILITIES</b>				
71030	Electricity	11,500	9,244	9,700	9,300
71010	Water/Sewer	205,000	199,588	209,000	209,654
	<b>Total Utilities</b>	<b>216,500</b>	<b>208,832</b>	<b>218,700</b>	<b>218,954</b>
	<b>POOL COMPLEX</b>				
61150	Pool Contract	39,744	40,394	39,744	41,605
61145	Pool Repair and Maint.	5,000	4,834	5,000	5,500
61156	Pool Furniture	2,500	439	2,500	2,300
51258	Pool Committee		839	1,100	1,100
61258	Trash Compactors [Improper Account -- See 51258]	1,050			
	<b>Total Pool Complex</b>	<b>48,294</b>	<b>46,506</b>	<b>48,344</b>	<b>50,505</b>
	<b>LANDSCAPING</b>				
61180	Grounds Maint. Contract	70,203	70,203	70,203	72,309
61188	Tree Service		6,618		23,000
61560	Landscape Improvements		36,492		19,000
	Sub-Total Non-Contract (61188, 61560)	41,000	43,110	36,000	42,000
	<b>Total Landscaping</b>	<b>111,203</b>	<b>113,313</b>	<b>106,203</b>	<b>114,309</b>
	<b>REPAIRS &amp; MAINTENANCE</b>				
61025	Painting and Decorating [Related Carpentry]	70,000	85,981	107,000	72,400
61200	Property Repairs	18,000	10,491	18,000	20,000
61460	Roof Repairs	10,000	4,619	10,000	8,000
61010	Vehicle Expenses	1,500	832	1,300	1,000
61247	Playground Equipment	2,000	755	2,000	1,500
61370	Damage Claims	5,000	2,955	0	0
61504	Miscellaneous Supplies	6,000	4,549		
	<b>Total Repairs &amp; Maint.</b>	<b>112,500</b>	<b>110,182</b>	<b>138,300</b>	<b>102,900</b>
	<b>SERVICE CONTRACTS</b>				
61240	Exterminator	3,000	3,801	3,000	3,844
61360	Uniforms	500	30	500	450
61581	Snow Removal	8,000	0	8,000	8,500
61250	Trash Removal	66,000	65,497	65,552	66,318
	<b>Total Contracts</b>	<b>77,500</b>	<b>69,328</b>	<b>77,052</b>	<b>79,112</b>
50400	<b>BAD DEBTS EXPENSE</b>	5,000	4,298	5,000	5,600

<b>INCOME TAX ACCOUNTS</b>					
71140	Income Taxes	1,000	252	1,200	1,764
95000	Provision for Income Taxes				
	<b>TOTAL EXPENSES</b>	<b>864,160</b>	<b>836,769</b>	<b>897,977</b>	<b>874,268</b>
<b>RESERVE CONTRIBUTIONS</b>					
90000	Replacement Reserve	530,000	530,004	533,053	588,410
90005	Replacement Reserve Interest	10,000	9,255	5,400	3,900
	Contingency Reserve Accounts Used				
90032	--Transfer to Reserves Phase II		5,008		
90061	--Contingency Reserve	5,000		7,200	7,200
	<b>Total Reserve Contributions</b>	<b>545,000</b>	<b>544,267</b>	<b>545,653</b>	<b>599,510</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,409,160</b>	<b>1,381,036</b>	<b>1,443,630</b>	<b>1,473,778</b>
	<b>SURPLUS ( - DEFICIT)</b>	<b>-2,000</b>	<b>27,018</b>	<b>0</b>	<b>0</b>

### **Reserve Funding**

Full funding of reserves (reserves = accrued depreciation) is a desirable goal for the Glen. Full funding ensures that earlier owners do not consume, or benefit from, use of, the Glen's assets and leave the replacement cost to be borne by later owners. It avoids the sudden, large dues increases or special assessments that would otherwise be necessary to avoid asset degradation as the Glen continues to age. Full funding can be a selling point for home buyers. It can act as an insurance policy in the event of natural or man-made disaster. Larger reserves also (1) increase our ability to invest funds that may not be needed short-term in less liquid investments offering greater returns and (2) allow the Glen to contract for the batch replacement of assets at a lower unit cost. While estimation of useful lives and replacement values of assets like sewer pipes and slate roofs has some art mixed in with the science, it is better to err on the upside than the downside; for if we later find that we have overestimated replacement needs, the funds will still be available for return to owners or the financing of upgrades.

The Glen needs to increase its reserves and move toward full funding. In the Glen's early decades, fee increases lagged behind inflation, as less attention was paid to reserves than other matters. Also, the Glen started-out in the 1970's with no reserves donated by the re-developer, roofs that were in worse shape than those in other Fairlington associations, and larger trees that more rapidly degrade sewer laterals. In recent years, the Glen has been playing catch-up, increasing gross reserve contributions to reduce deferred maintenance and raising the funds with fee increases rather than by special assessments or borrowing.

Our reserves are currently sufficient to fund only about 15.3% of our accrued depreciation, according to Bill Worsley's June 2012 update to our 2008 reserve study. While our 2008 reserve study is likely the best in the area, there may be understatement in some key areas: (1) it presumes that our original Vermont slate roofs will last a full 100 years, rather than the 75 years estimated by the Arbor and the 60-80 years estimated by the Mews; and (2) it does not consider the huge costs that would be incurred if sewer pipes under buildings had to be replaced without inexpensive re-lining or bursting. The other Fairlington associations are experiencing similar problems; at least one other association had to levy a total special assessment (\$304,600 in their Fiscal Year 2011).

We will move closer to full funding of reserves every year that our gross addition to reserves exceeds the asset depreciation that accrues during that year. The greater the excess, the faster we will attain full funding of reserves. Often overlooked is that asset depreciation accrues each year, noticed or not, and the amount of depreciation accruing in any given year may or may not equal what is actually spent for replacement in that year. Reserve studies estimate the depreciation that will accrue annually during the years included in the studies, based on estimates of: (1) the remaining useful-lives-to-replacement of the assets being studied (roofs, sewer pipes, etc.); and (2) the future costs of replacing the assets. Remaining useful lives estimated in reserve studies can be adjusted based on: (1) updated observation of wear and tear; (2) community preferences concerning how long it will tolerate foregoing replacement of assets that are still functioning but looking dilapidated; and (3) timing and project bunching that will attract the lowest bids. See the discussion below for some examples where the Glen does this.

Fortunately, the Glen should be able to move gradually toward full funding of reserves without serious annual backsliding. Barring financial catastrophe in the Washington, D.C. area, we should be able to continue to make gross reserve contributions of between \$500,000 - \$600,000/year in real terms for the foreseeable future. Contributions of this size should exceed annual accrued depreciation in the Glen and often even the larger sums that are actually spent on replacement. For example, the budget for 2014 provides for a gross contribution to replacement reserves of \$592,310, which exceeds the \$347,460 depreciation that our 2008 reserve study estimates will accrue in 2014. A \$592,310 gross contribution would also exceed the \$188,718 that is likely to be actually spent on major asset replacement during 2014, which means that our reserves will continue to grow in 2014 even as we move closer to full funding.

Category	Sub-Category	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Roofs</b>	Planned Roof Replacements	354,172	168,047	343,553	199,890	350,564					
<b>Pool Complex</b>											
<b>Sanitary Sewers</b>	Reline/Replace laterals					25,000					
<b>Storm Sewers/ Drainage</b>	Storm Sewer & Drainage Work	6,110									
<b>Parking Lots/ Sidewalks</b>	Parking Lot Replacement		0					190,000	300,000	300,000	300,000
	Parking Lot Maintenance		20,672	9,031		11,877	9,869				
	Sidewalks										
<b>Lighting</b>	Major Replacement	3,531									
<b>Fences</b>	Patio Fences Replace	3,130									518,210
	Perimeter Fence Replace										
	Tenni Courts Replace										
	Other										
<b>Signs</b>		2,127					10,434				

<b>Recreational Areas</b>	Tennis Court Replace											
	Tennis Court Repair											
	Tennis Courts Color Coat											
	Basketball Court Repair											
	Tot Lot						47,927					
<b>Brick Exteriors</b>	Tuckpointing					0						
	Stoops		17,729	9,386	15,123	18,576	29,838					
<b>B-Unit Redecorating</b>							71,602					
<b>Reserve Study</b>		18,500					18,500					
<b>Total Expenditures</b>		<b>387,570</b>	<b>188,718</b>	<b>370,314</b>	<b>209,276</b>	<b>402,564</b>	<b>176,907</b>	<b>219,838</b>	<b>300,000</b>	<b>300,000</b>	<b>818,210</b>	

Some highlights of the Projected Major Reserve Expenditures Table above:

- The major roof replacement work, involving replacement of the original Bangor slate roofs with longer lasting roofs, is scheduled for completion at the end of 2017. This will free-up considerable Glen resources for reserve accumulation and other projects. This year, the multi-year roofing work schedule was rearranged to attract the lowest bids by grouping nearby projects into the same contracts.

- Renovation of the parking lots, the tot lot, and the patio fences has been postponed beyond the end-of-useful-life dates suggested by the 2008 Reserve study.

Parking lot replacement has been postponed until after 2018. It would be nice if we could have parking lots that look as good as those in Fairlington Meadows, which were fully replaced about 12 years ago; but the Glen has higher priority work. Moreover, after the Meadows' full replacement, Arlington County changed its environmental regulations to require space sacrifices for down-to-the-dirt replacement of existing lots (not just new lots). We are keeping an eye on these regulations, the experience of North Fairlington under them, and how we may be able to do inexpensive workarounds.

The 2013 reserve study, which will involve inspection of asset condition by professional engineers, may lead to other adjustments. The sewer lateral renovation work is largely over, making sewer back-ups far less frequent – thanks to the tireless work of our prior Treasurer Margaret Windus, with the support of then Board President Bob Patrician. Caution: sewer back-up in the Glen can still occur, albeit less frequently, especially if residents fail to observe the Handbook's guidance about what can be put into toilets and disposals.

Any Glen co-owner seeking a more detailed table and explanation of the Glen's planned reserve expenditures may contact the Glen's Treasurer, Maynard Dixon, at [MaynardDixon@verizon.net](mailto:MaynardDixon@verizon.net).

## PROPOSED FEE SCHEDULE

Unit Type	% Ownership	2013	2014
Arlington	.00379	\$454	\$464
Barcroft (I)	.00243	\$291	\$297
Barcroft (E)	.00250	\$299	\$306
Braddock (I)	.00195	\$233	\$239
Braddock (E)	.00202	\$242	\$247
Clarendon (I)	.00297	\$355	\$363
Clarendon (E)	.00304	\$364	\$372
Dominion	.00351	\$420	\$429
Edgewood (I)	.00263	\$315	\$322
Edgewood (E)	.00270	\$323	\$330

## Fairlington Glen Contact List (August 2013)

### BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Vice President	Keith June	3568 S. Stafford	703-599-2063	<a href="mailto:keithjune@earthlink.net">keithjune@earthlink.net</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Secretary	Susan Hunchar	4327 S. 36th	703-820-9519	<a href="mailto:shunchar@hotmail.com">shunchar@hotmail.com</a>
At Large	Laura Chadwick	3615 S. Taylor	202-550-8939	<a href="mailto:laura.chadwick@hotmail.com">laura.chadwick@hotmail.com</a>

### COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
1 (27 units)	Alan Bow	3525B S. Stafford	703-379-1718	<a href="mailto:bowindus@hotmail.com">bowindus@hotmail.com</a>
2 (26)	David Atwood	3541 S. Stafford	703-933-0184	<a href="mailto:david_atwood@hotmail.com">david_atwood@hotmail.com</a>
3 (27)	Hal Vorhies	3563 S. Stafford	703-820-2505	<a href="mailto:halvorhies@earthlink.net">halvorhies@earthlink.net</a>
4 (23)	Bozena Giza	4123 S. 36th, #A2	703-631-1557	<a href="mailto:bozenajk@yahoo.com">bozenajk@yahoo.com</a>
5 (17)	Florence Ferraro		703-927-6950	<a href="mailto:fdferraro1@verizon.net">fdferraro1@verizon.net</a>
6 (24)	Vicky Mason	4132 S. 36th	703-671-6640	<a href="mailto:vamason@earthlink.net">vamason@earthlink.net</a>
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	<a href="mailto:anna-reilly@hotmail.com">anna-reilly@hotmail.com</a>
8 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	<a href="mailto:anna-reilly@hotmail.com">anna-reilly@hotmail.com</a>
9 (22)	Ed McGonagle	3523 S. Utah	703-578-3056	<a href="mailto:edfmcgo@gmail.com">edfmcgo@gmail.com</a>
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
11 (22)	Bill McShea	3592 S. Stafford	703-820-4529	<a href="mailto:bunandbill@comcast.net">bunandbill@comcast.net</a>
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	<a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
13 (23)	Charles Robbins	3534 S. Stafford	703-998-6815	<a href="mailto:charles_robbins@hotmail.com">charles_robbins@hotmail.com</a>
14 (14)	Ellen McDermott	4206 S. 35 <sup>th</sup>	703-575-7864	<a href="mailto:ellenmcdermott@yahoo.com">ellenmcdermott@yahoo.com</a>
15 (36)	Alison Trimble	4280 S. 35 <sup>th</sup>	703-931-7096	<a href="mailto:alison@comcast.net">alison@comcast.net</a>
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>

### Other Coordinators and Committee Chairs:

Basketball	Patrick Murray	4144 S. 36th	703-931-7178	<a href="mailto:pgmurray@att.net">pgmurray@att.net</a>
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Handbook	Jocelyne Corderot	3525A S. Stafford	703-933-0956	<a href="mailto:jocorderot@yahoo.com">jocorderot@yahoo.com</a>
Landscape	Corey Love		609-412-4624	<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool (co-chairs)	Kristin Sneed	3584 S. Stafford	703-998-0250	<a href="mailto:Kristin.sneed@fhfaoig.gov">Kristin.sneed@fhfaoig.gov</a>
	Kearsley Walsh	4124 S. 36th	703-379-7493	<a href="mailto:krrrww@comcast.net">krrrww@comcast.net</a>
Security	Dean Montanye	4312 S 35th	703-379-6801	<a href="mailto:combatdean@gmail.com">combatdean@gmail.com</a>
Tennis	Will Smith	3525 S Utah	703-578-1076	<a href="mailto:willregina@verizon.net">willregina@verizon.net</a>
Variance	Greg Lukmire	4234 S 35th	703-578-4844	<a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
Yahoo	Alison Trimble	4280 S 35 <sup>th</sup>	703-931-7096	<a href="mailto:alison@comcast.net">alison@comcast.net</a>
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	<a href="mailto:fairlingtonglen3m@verizon.net">fairlingtonglen3m@verizon.net</a>
Property Manager	Karen Conroy, Cardinal Management Agent		703-565-5018	<a href="mailto:k.conroy@cardinalmanagementgroup.com">k.conroy@cardinalmanagementgroup.com</a>

**EMERGENCY NUMBER (after business hours and on weekends and holidays) 866-370-2989**

# August 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Pool open 10a-9p	2 Pool open 10a-7p / Adult Swim Night 7-10p	3 Pool open 10a-9p
4 Pool open 10a-9p	5 Pool open 10a-9p	6 Pool open 10a-9p	7 Pool open 10a-9p / Sum- mer Whites Night—7:30p	8 Pool open 10a-9p	9 Pool open 10a-9p	10 Pool open 10a-9p
11 Pool open 10a-9p	12 Pool open 10a-9p	13 <b>Board Meeting 7p @FCC</b> Pool open 10a- 9p	14 Pool open 10a-9p	15 Pool open 10a-9p	16 Pool open 10a-9p	17 Pool open 10a-9p
18 Pool open 10a-9p	19 Pool open 10a-9p	20 Pool open 10a-9p	21 Pool open 10a-9p	22 Pool open 10a-9p	23 Pool open 10a-9p	24 Pool open 10a-9p
25 Pool open 10a-9p	26 Pool open 10a-9p	27 Pool open 10a-9p	28 Pool open 10a-9p	29 Pool open 10a-9p	30 Pool open 10a-9p	31 Pool open 10a-9p <b>Landscape Forms Due</b>

# September 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Pool open 10a-9p	2 <b>LABOR DAY</b> Pool open 10a-9p	3 Pool Closed	4 Pool Closed <b>Community Forum @7:30pm</b>	5 Pool Closed	6 Pool open 3-9p	7 Pool open 10a-9p Pool Party 4-7p <b>Fall Landscape Walk through @9am</b>
8 Pool open 10a-8p <b>Dog Swim @7:45pm</b>	9	10 <b>Board Meeting 7p @FCC</b>	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					