



The Glen Echo

Newsletter of Fairlington Glen

August 2014

Calling All Candidates

As 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 three seats to fill. There are two three-year terms and also the remaining two years of former Board member Keith June's term. Keith resigned late last year after the election when he was deployed to Afghanistan, and the Board appointed Corey Love to the seat. Maynard Dixon and I are running again—Corey is not. Dedicated co-owners who want to run for the Board should step forward now.

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 its officers for 2015.

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. Service on the Board can be demanding, especially for the Board's major officers. Board members prepare for and attend a meeting each month. They usually spend, at a minimum, about an hour an evening on Glen matters. Reports from management, the Treasurer, and committee heads need to be studied. An effective Board member will become familiar with the Glen's By-Laws, its Handbook, and its physical plant.

If you are interested in serving your community as a Board member, please contact me or any member of the Board. You'll need to complete a one-page candidate profile by September 20, 2014 and you'll have an opportunity to address the community at our annual Community Forum on September 3, 2014.

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.

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

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GLEN COMMUNITY FORUM

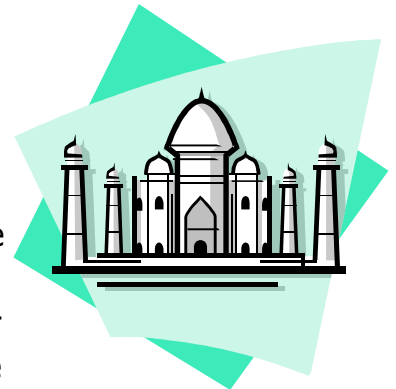


Please join us at the Glen pool on Wednesday, September 3 at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2015 budget, which is included in this month's *Glen Echo*, and answer any questions you have regarding our neighborhood. It's also a prime opportunity to hear from and talk with co-owners who are 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 indoors into the nearby maintenance facility.

NEW EVENT FOR THE FAIRLINGTON GLEN POOL

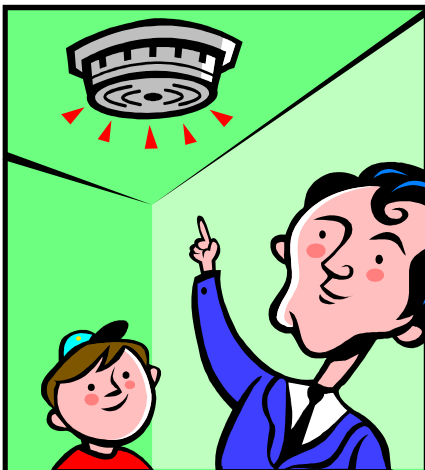
On Saturday, August 9 from 6:00 to 9:00pm we will have our first-ever Indian Tandoori Night at the pool. We'll provide the main course and ask that you bring an Indian-themed side dish to share or one that is compatible with Indian food. Also, please bring a beverage for yourself, but remember that glass containers are never allowed at the pool.



Jen and Swapnil Bhartiya have kindly offered to organize and prepare the main dishes. Please RSVP to Jen at jenniferbhartiya@gmail.com if you will be attending so we'll have a better idea of how much food to make. Delicious food and more quality time with your neighbors spent at the pool. Sounds like a good plan!

Look for details on the end of summer pool party and the dog swim in next month's *Glen Echo*.

B BUILDING SMOKE ALARMS



The Glen has 23 B Buildings, and each building has smoke detectors located in the upstairs and downstairs hallways PLUS an upstairs hallway fire extinguisher.

The fire extinguishers are inspected and tested annually by a contractor. These inspections typically occur during July.

In addition, our onsite staff will test and replace all of the smoke detector batteries annually during the month of July. This new policy began last month.

IMPORTANT PATIO REMINDERS

Summer's sun and warmer weather allow you plenty of time to enjoy your backyard patio. Whether grilling, entertaining, sunbathing, or just sitting outside reading a book, you'll find your own patio provides the perfect spot. And once again, this is the perfect time to remind you about some of the do's and don'ts of patios in the Glen.

Co-owners and residents must keep their patio areas clean, neat, orderly, and free from obstructions or accumulation of personal property other than patio furniture. The Glen assumes no liability for loss or damage to articles stored in or on the patios and is not responsible for damage to anything built, placed, or planted in the patio area except when such damage was caused by the gross negligence of Glen employees and/or Glen contractors performing maintenance.

HOT TUBS: Hot tubs are not permitted in patios.

LANDSCAPING WITHIN PATIOS: Co-owners and residents may landscape within their fenced enclosures provided it does not impact adjacent units and does not violate Glen policy.

PATIO TREES: Patio trees, along with other trees throughout the Glen, help to beautify our neighborhood. They provide shade for humans, homes for birds, and contribute to a healthy environment. Please remember, however, that patio trees are the responsibility of the co-owner to maintain, including trimming and removal when appropriate. Branches should not touch roofs, gutters, or buildings and should not interfere with other common elements such as tennis courts. Trunks and roots should not intrude into your neighbor's yard or common elements or push against fences. If they do, you will be required to remove them at your expense.



When planting new trees in patios, we urge you to consider small trees whose eventual size is scaled for small areas like our patios rather than mighty oaks or maples, which are better suited for more open areas. Some trees that are appropriate for patios include: *Deciduous Magnolia*, *Star or Gem Magnolia*, *Eastern Redbud* (in many color varieties), *Serviceberry*, *Mountain Laurel* (can be grown as a small tree), *Crepe Myrtle*, *Red Spruce*, *Plum*, *River Birch*, *Kousa Dogwood*, *Bald Cypress*, *Styrax*, and *Japanese Maple*.

PATIO STRUCTURES (Blanket Variance): No structures shall be placed or constructed inside the patios that exceed the height of patio fences, and structures may not be attached to patio fences. Table umbrellas, trees, and shrubs may exceed the fence height. Hanging plants must be below the fence line except those hanging from rear door canopies.

UNDERGROUND DRAINAGE: This is the responsibility of the co-owner or resident to monitor and keep clear all underground drainage devices attached to the downspouts in the patio areas. Failure to do so may result in a back-up in your unit or a neighbor's unit, and any resulting damages are at the co-owner's or resident's expense.

VINES: Vines or plants may be placed on trellises within the patio area. Trellises are not to exceed fence height. Vines are not permitted on buildings or fences.

Please take the time to inspect your patio area and make sure you are in compliance. Go ahead and trim those trees, shrubs, and vines while the weather is nice.

DRAINAGE, TOT LOT WORK TO BEGIN



At its July 8, 2014 meeting, the Board voted unanimously to approve a contract in the amount of \$12,305 with Environmental Enhancements (EE) to replace two original sections of Orangeburg storm drain pipes that run under the swings and parallel to the single tennis court. EE will also provide landscape repairs to the area following the drainage work.

Weather permitting, this work will begin on Monday, August 4, 2014. The swings will be removed and that area will be roped off. Parents, children, and all residents/guests need to stay out of this work area until the project is completed and the area is reopened.

Co-owners and residents who have any questions during the working phases of this project should not approach the contractors onsite. Instead, please address all questions to our property manager, Karen Conroy of Cardinal Management.

Following the two-week period for drainage repairs, our existing tot lot will be demolished and the new playground equipment and new swings will be installed by All Recreation of Virginia. Again, during this time you must stay out of this area until the project is completed.

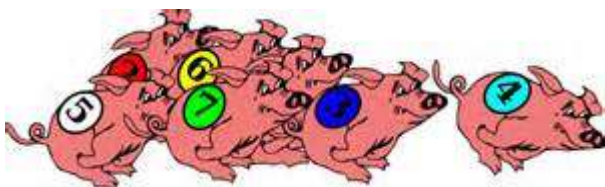
The official grand opening of the new tot lot will be announced by an email to our Yahoo group.

ARLINGTON COUNTY FAIR RETURNS

The Arlington County Fair celebrates its 38th year this month. Get ready for the fun and games from August 6 to 10 on the grounds of the Thomas Jefferson Community Center, located at 3501 S. 2nd Street.

The fair starts at 5:00pm on Wednesday and Thursday (8/6 and 8/7), at 2:00pm on Friday (8/8), at 10:00am on Saturday (8/9) and at 11:00am on Sunday (8/10).

Admission is FREE!



Enjoy great food, rides, a 5K run/walk, and even the ever-popular piglet races. Plus, there will be demonstrations, live music, pony rides for the kids, face painting, and an outdoor showing of the movie "Frozen."

For more information, visit www.arlingtoncountyfair.us.

THE GLEN 10 - 10 Q's & A's with Kearsley Walsh



Kearsley Walsh (center) pictured with friends.

Get to know your neighbors in the Glen each month through this feature we call the Glen 10. It's 10 questions and 10 answers with a Glen resident, and this month it's Kearsley Walsh from Court 5.

- 1. Where are you originally from?** - "I am originally from New Jersey."
- 2. How long have you lived in Court 5 and what model do you own?** - "I live in a Clarendon and moved here 15 years ago."
- 3. Thank you for your continued service to the Glen as a member of our Pool Committee, which you co-chair with Kristin Sneed. How long have you been involved in the committee and why?** - "Probably about five years. The pool is my favorite spot in the Glen. My kids have gone from being on the Fins and being the first kids kicked out of the pool each summer to coaching the Fins and lifeguarding at the Glen."
- 4. The pool is the Glen's most used amenity, and it seems to be enjoyed by all. What kinds of comments/feedback do you get about the pool?** "Everyone loves the pool. The comment I hear the most is how the kids all grow up so much in between the pool seasons and that sometimes they are unrecognizable. Also how many new babies we see each year. It is great to see new families enjoying the pool."
- 5. Your committee has done a terrific job planning all kinds of events at the pool during the summer. What's your favorite pool event and why?** "I love the wine tastings, especially sangria night (which is coming up). People go to so much trouble to make their own delicious versions."
- 6. Is there something about our pool that you'd like to see change, and if so what is it?** "I would love to see it open earlier in the season and stay open later in the season. We got an extra weekend this year, which I hope everyone enjoys."
- 7. What are some of your favorite things about living in Fairlington Glen?** "The sense of community. Even though we are so close to a major metropolitan city, I feel like I live in Mayberry."
- 8. Do you have any advice for someone who is a new co-owner or resident of our community?** "Come to the pool (of course) and join the pool committee. We are always open to new ideas for events. One member who was new last year came up with the idea of the Adult Swim & Movie Night (not to be confused with an Adult Movie & Swim Night). She planned it herself, and it was such a hit we brought it back again this year."
- 9. Please tell us a little about yourself and your family. And what do you do for a living?** "I live with my sons Angus (23) and Duncan (21), both away at college right now. Currently, I work for the Peterson Companies in Fairfax. They developed the National Harbor and the Capital Wheel."
- 10. When you're not working or enjoying time at the pool, what are some of your favorite things to do in and around the area?** "My favorite pastime in the 'hood is playing team Scrabble with my neighbors. There is a lot of cheating and name calling, but all in fun. We've also got a great book club with a lot of Glen members."

CONGRATULATIONS GRADUATES!

Congratulations to our onsite staff, Nelson Ordonez and Maria Castro, who completed and passed their custom masonry training course.

In June, the Board approved an expenditure to send Nelson & Maria to a six-week masonry training program at Astracor LLC in Alexandria under the instruction of Mr. Dave Daly.

On July 18, they completed their classes and took a written test and practical applications. The latter included supervised masonry work on two units in Court 10. "They're great students and did an admirable job," said Daly.

Nelson & Maria passed the professional National Center for Construction Education and Research (NCCER) knowledge test for masonry. Their added skills will be a plus for the Glen.



Maria completes her first project, which was learning to build solid walls and lay units in a line.



All smiles - Nelson & Maria receive their certificates of completion from instructor Dave Daly.



Nelson & Maria work together to repair mortar on the rear wall of 4343 S. 36th Street (Court 10).



Nelson is seen repairing some of the mortar on the front stoop of 4317 S. 36th Street (Court 10).

Budget Proposed for 2015

At its meeting on July 8, 2014, the Board approved the draft 2015 budget and fee schedule below for submission to Glen co-owners this autumn before the November 5, 2014 annual meeting. The recommended budget would be based on a monthly fee increase of 1.9%, in comparison to the 2.2% 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. 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 2015 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 \$607,708, in comparison to the \$599,510 budgeted for 2014. Our ability add to reserves continues to be hindered by economy-wide low interest rates on non-speculative investments like CD's, which, in turn, are due to 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. 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 (non-contract) landscape budget (sum of Accounts 61188 Tree Service and 61560 Landscape Improvements) was held at the 2014 level of \$42,000. This sum will still 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. In March 2013, 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, and we expect a fee increase and a resumption of the prior arrangement where fees varied with the Consumer Price Index for urban workers for the metropolitan D.C. area.

- The budget for Account 61025 Painting & Decorating [Painting & Related Carpentry] was set at \$72,500, essentially the same as the \$72,400 budgeted for 2014. The courts scheduled for work in 2015 (Courts 9-12) have more units than the courts scheduled for 2014 (Courts 5-8); but the cost-increasing effect of the greater number of units should be offset by the reduced related carpentry expense per unit that we expect based on recent experience in Courts 1-4, where the Glen began to benefit from its program to reduce deferred maintenance of wood trim and gutters supports.

MANAGEMENT	ACCOUNT	2013	2014	2015
ACCOUNT	NAME	Audited Balance	Budget	Budget
	INCOME			
30100	Assessment Income	1,434,432	1,467,878	1,495,767
30270	Interest	7,053	3,900	5,500
30290	Bad Debt Recovery	0	0	0
30171	Late Fees	2,050	1,900	1,980
30190	Pool Income	165	100	150
30260	Misc. Income	0	0	0
	Total Income	1,443,700	1,473,778	1,503,397
	ADMINISTRATIVE			
51020	Postage	420		476
51030	Office Expense	551		1,316
51031	Copying	1,164		722
51050	Training & Education			0
51500	Misc. Expense			4,819
51250	Entertainment & Social [Use 51258 for Pool Committee]			5
51550	Misc. Administrative	10,413		4,662
	Subtotal (51020, 030, 031, 050, 250, 500, 550)	12,548	11,700	Not Used
51110	Auditing, Taxes, and Accounting	6,500	6,450	6,450
51090	Legal Fees	11,721	11,000	14,150
51092	Legal Fee Reimbursement	Included in Account 51090	-1,200	-2,000
51120	Management Fee	72,000	72,000	80,727
51106	Professional Fees	12,182	16,235	15,800
51000	Telephone & Related	3,767	3,600	3,996
	Total Administrative	118,718	119,785	131,123
71050	INSURANCE	65,453	69,000	73,480
	PAYROLL			
61301	Fed. FICA Tax	5,277	5,234	5,482
61308	Fed. Medicare Tax	1,234	1,224	1,282
61302	VA Unemployment Tax	131	133	131
61303	Fed. Unemployment Tax	103	126	103
71070	Group Insurance	15,014	15,915	20,920
61420	Maintenance Payroll	85,513	84,416	85,219
61431	Temporary Help		0	3,200
61300	Payroll Administration	4,980	5,032	5,057

	Total Payroll	112,252	112,339	121,394
	UTILITIES			
71030	Electricity	9,682	9,300	9,300
71010	Water/Sewer	198,395	209,654	209,145
	Total Utilities	208,077	218,954	218,445
	POOL COMPLEX			
61150	Pool Contract	40,394	41,605	41,000
61145	Pool Repair and Maint.	6,394	5,500	6,500
61156	Pool Furniture	2,744	2,300	1,500
51258	Pool Committee	1,853	1,100	1,850
	Total Pool Complex	51,385	50,505	50,850
	LANDSCAPING			
61180	Grounds Maint. Contract	70,105	72,309	70,203
61188	Tree Service	12,538	23,000	23,000
61560	Landscape Improvements	17,071	19,000	19,000
	Sub-Total Non-Contract (61188, 61560)	29,609	42,000	42,000
	Total Landscaping	99,714	114,309	112,203
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating [Related Carpentry]	100,179	72,400	72,500
61200	Property Repairs	11,505	20,000	18,000
61460	Roof Repairs	2,118	8,000	7,000
61010	Vehicle Expenses	841	1,000	848
61247	Playground Equipment		1,500	1,500
61370	Damage Claims		0	0
	Total Repairs & Maint.	114,643	102,900	99,848
	SERVICE CONTRACTS			
61240	Exterminator	4,022	3,844	3,917
61360	Uniforms	89	450	350
61581	Snow Removal	3,223	8,500	7,720
61250	Trash Removal	65,552	66,318	67,588
	Total Contracts	72,886	79,112	79,575
50400	BAD DEBTS EXPENSE	4,668	5,600	5,600
	INCOME TAX ACCOUNTS			
71140	Income Taxes	136	1,764	3,171
95000	Provision for Income Taxes			
	TOTAL EXPENSES	847,932	874,268	895,689

	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	533,053	588,410	598,608
90005	Replacement Reserve Interest	7,052	3,900	5,500
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	7,200	7,200	3,600
	Total Reserve Contributions	547,305	599,510	607,708
	GRAND TOTAL EXPENSES	1,395,237	1,473,778	1,503,397
	SURPLUS (- DEFICIT)	48,463	0.00	0

Reserve Funding

Full funding of reserves (reserves = accrued depreciation) would greatly benefit the Glen. Full funding would ensure that earlier owners do not use-up the Glen's assets and leave their replacement cost to be borne by later owners. It would avoid the unexpectedly large dues increases, special assessments or borrowing 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. Adequate 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 erase the reserve funding deficits of earlier decades 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.

At the end of 2013, our depreciation reserves (contingency reserve excluded) were sufficient to fund only about 20% of our accrued depreciation, according our 2013 reserve study. While I believe that our 2013 reserve study is the best in the area, there may be understatement in some key areas: (1) it presumes that our 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 is inherently difficult to estimate the huge costs that would be incurred if sewer pipes under buildings had to be replaced without expensive 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 overcome past deficits and attain full funding. Often overlooked is that 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 (1) the annual accrued depreciation in the Glen and (2) often even the larger sums that are actually spent on replacement. For example, the budget for 2015 provides for a gross contribution to replacement reserves of \$598,608, which exceeds the inflation-adjusted depreciation of \$318,880 that our Glen 2013 Reserve Funding Projection (posted to our web site) estimates will accrue in 2015. Financial analyst Bill Worsley, the author of this projection, estimates that the Glen can attain 94% funding of its reserves in 20 years (the time span of his projection) by making gross reserve contributions that exceed our annual depreciation. If 20 years seems like a long time, please be aware that: (a) the underfunding of reserves was taking place over an even longer time; and (b) other area associations are experiencing the same, and sometimes far worse, problem with underfunded reserves.

Actual Planned Reserve Expenditures

While reserve studies provide much useful information, they should not provide the last word as to when work should be done. They are not a substitute for the detailed observation of the physical condition of assets and their rate of wear and tear. Thus, planned actual expenditures will not be a carbon copy of our latest reserve study.

The Planned Reserve Expenditures table below shows: (1) actual planned reserve expenditure projects (in future dollars reflecting inflation estimated at 2.8%/year) and (2) estimated gross reserve contributions (in future dollars reflecting inflation estimated at a more conservative 2.2%/year). The projects in the Table are selected based on useful life information appearing in our 2013 reserve study, as adjusted by recent inspection of physical plant, community aesthetic preferences, and timing and project-bunching that will attract the lowest bids. Our budgeted \$605,124 addition to gross reserves in 2015 would exceed the \$373,561 that we actually plan to spend in that year as well as the \$318,880 in annual depreciation.

Reserve Expenditures Table

Category	Sub-Category	2014	2015	2016	2017	2018	2019	2020	2021	2022
Roofs	Planned Roof Replacements	164,20	333,169	193,472	338,649					
Pool Complex		23,887	3,412		7,849	18,461	91,525			
Sanitary Sewers	Reline/Replace laterals				25,000					65,255
Storm Sewers/ Drainage	Storm Sewer & Drainage Work	12,305				9,368				
Parking Lots/ Sidewalks	Parking Lot Replacement						190,000	300,000	300,000	300,000
	Parking Lot Maintenance	20,031	10,864		11,442	9,489				
	Sidewalks									
Lighting	Major Replacement	4,245.84				169,454				
Fences	Patio Fences Replace									518,070
	Perimeter Fence Replace									
	Tennis Courts Replace									
	Other									

Signs										11,551
Recreational Areas	Triple Tennis Courts				23,195					26,629
	Pool Tennis Court			10,864					12,472	
	Basketball Court				5,469					6,279
	Tot Lot	56,650								
Brick Exteriors	Pointing									
	Stoops		17,422	34,066	18,696	32,293	51,594			
Equipment		3,742								
B-Unit Redecorating							69,126			
Reserve Study						18,500				
TOTAL EXPENSES		285,060	364,867	238,402	430,298	257,565	402,245	300,000	312,472	927,783
Gross Reserve Contribution		592,310	605,124	618,437	632,042	645,947	660,158	674,682	689,525	704,694
Net Reserve Accumulation		307,250	240,257	380,035	201,744	388,383	257,913	374,682	377,052	223,089

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 other projects. In 2013, the multi-year roofing work schedule initially proposed by our engineering consultants was rearranged to attract the lowest bids by grouping nearby projects into the same contracts.
- Replacement of the tot lot was moved forward to 2014, from 2017 in the 2013 Reserve Study, due to a report from a safety consultant that was hired after a contractor refused to replace our broken tire swing. This required accelerated drain replacement under the swings costing \$12,305.
- 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 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.
- For lighting, our 2013 reserve study listed 2018 as the date of full replacement. This date is only an approximation because we have been gradually been replacing the lighting circuits in bits and pieces, beginning in about 2012 and accelerating since then. Because we know that the work will have to be done, however, and that most of it will be done by 2018, it was appropriate to list lighting in the table above, with 2018 being considered the approximate date of completion.
- Note the \$518,070 expenditures projected for patio fence replacement in 2022. We should try to postpone that expense as long as we can by avoiding actions that degrade them, such as patio vines, and shrub overgrowth, and poor drainage.

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.

Proposed Fee Schedule

Unit Type	% Ownership	2014	2015
Arlington	.00379	\$464	\$472
Barcroft (I)	.00243	\$297	\$303
Barcroft (E)	.00250	\$306	\$312
Braddock (I)	.00195	\$239	\$243
Braddock (E)	.00202	\$247	\$252
Clarendon (I)	.00297	\$363	\$370
Clarendon (E)	.00304	\$372	\$379
Dominion	.00351	\$429	\$438
Edgewood (I)	.00263	\$322	\$328
Edgewood (E)	.00270	\$330	\$337

New Voter ID Rules In Effect



Voters will head to the polls on Tuesday, November 4.
Please remember to bring your photo ID in order to vote.

Election Day will be Tuesday, November 4, 2014; however, it's important to note now the new voter ID rules that have taken effect in Virginia.

As of July 1, 2014, the new law in Virginia requires Virginia voters to show an acceptable form of photo identification at the polls before they'll be able to cast their ballot.

Acceptable forms of ID in Virginia include a Virginia driver's license; a US passport or any other photo ID issued by the US, Virginia or one of its political subdivisions; a student ID issued by any institute of higher learning in Virginia; or an employee ID card.

Under the new law, Virginia residents who do not already possess one of the accepted forms of photo identification will be provided a free photo ID card by their local registrar. For those of us in Fairlington Glen, you will need to contact the Arlington County registrar for more information.

Fairlington Glen Contact List (August 2014)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Corey Love	3551 S. Stafford, #B1	609-412-4624	corey.t.love@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Susan Hunchar	4327 S. 36th	703-820-9519	shunchar@hotmail.com
At Large	Laura Chadwick	3615 S. Taylor	202-550-8939	laura.chadwick@hotmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
1 (27 units)	Alan Bow	3525B S. Stafford	703-379-1718	bowindus@hotmail.com
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Lauren Unger	3581 S. Stafford, #A1	703-762-6613	laurenunger@hotmail.com
4 (23)	Therese Rose	4123 S. 36th, #A1	215-301-9191	theresemaddenrose@gmail.com
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	fdferraro1@verizon.net
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann@gmail.com
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
8 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
9 (22)	Ed McGonagle	3523 S. Utah	703-578-3056	edfmcgo@gmail.com
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bill McShea	3592 S. Stafford	703-820-4529	bunandbill@comcast.net
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Chris Robinson	3516 S. Stafford	571-215-6031	crobinson22311@yahoo.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Alison Trimble	4280 S. 35 th	703-931-7096	alison@comcast.net
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Basketball	Patrick Murray	4144 S. 36th	703-931-7178	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Handbook	Jocelyne Corderot	3525A S. Stafford	703-933-0956	jocorderot@yahoo.com
Landscape	Corey Love		609-412-4624	glenlandscaping@gmail.com
Pool (co-chairs)	Kristin Sneed	3584 S. Stafford	703-998-0250	Kristin.sneed@fhfaog.gov
	Kearsley Walsh	4124 S. 36th	703-379-7493	krrrww@comcast.net
Recreation Passes	Andrea Attili	3545 S. Stafford, #B1	202-486-0991	glenpoolpass@gmail.com
Security	Dean Montanye	4312 S 35th	703-379-6801	combatdean@gmail.com
Tennis	Will Smith	3525 S Utah	703-578-1076	willregina@verizon.net
Variance	Greg Lukmire	4234 S 35th	703-578-4844	glukmire@verizon.net
Yahoo	Alison Trimble	4280 S 35 th	703-931-7096	alison@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglen3m@verizon.net
Property Manager	Karen Conroy, Cardinal Management Agent		703-565-5018	k.conroy@cardinalmanagementgroup.com

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

August 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Adult Swim 8-10am/Pool Open 10a-8p	2 Pool Open 10am-8pm
3 Pool Open 10am-8pm	4 Pool Open 10am-8pm	5 Board Meeting - 6:30pm @ FCC Adult Swim 8- 10am / Pool Open 10am-8pm	6 Pool Open 10am-8pm	7 Pool Open 10am-8pm	8 Adult Swim 8-10am/Pool Open 10a-8p	9 Pool Open 10a- 9p / Indian Tandoori Night 6-9pm
10 Pool Open 10am-8pm	11 Pool Open 10am-8pm	12 Adult Swim 8-10am/Pool Open 10a-8p	13 Pool Open 10am-8pm	14 Pool Open 10am-8pm	15 Adult Swim 8-10am/Pool Open 10a-8p	16 Pool Open 10am-8pm
17 Pool Open 10am-8pm	18 Pool Open 10am-8pm	19 Adult Swim 8-10am/Pool Open 10a-8p	20 Pool Open 10am-8pm	21 Pool Open 10am-8pm	22 Adult Swim 8-10am/Pool Open 10a-8p	23 Pool Open 10am-8pm
24 Pool Open 10am-8pm	25 Pool Open 10am-8pm	26 Adult Swim 8-10am/Pool Open 10a-8p	27 Pool Open 10am-8pm	28 Pool Open 10am-8pm	29 Adult Swim 8-10am/Pool Open 10a-8p	30 Pool Open 10am-8pm
31 Pool Open 10am-8pm						

September 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1  Labor Day Pool 10am-8pm	2 Pool Closed	3 Community Forum 7:30pm Pool Closed	4 Pool Closed	5 Pool Open 3-8pm	6 Pool Open 10am-8pm
7 Pool Open 10am-8pm	8 Pool Closed	9 Board Meeting - 7pm at the FCC Pool Closed	10 Pool Closed	11 Pool Closed	12 Pool Open 3-8pm	13 Pool Open 10am-8pm POOL PARTY!
14 Pool Open 10am-8pm DOG SWIM!	15	16	17	18	19	20
21	22	23 	24	25	26	27
28	29	30				