



The Glen Echo

Newsletter of Fairlington Glen

August 2015

Calling All Candidates

It's been a great summer so far in Fairlington Glen, and we still have a few more weeks to enjoy the summer sun AND the pool. But like it or not, thoughts are starting to turn toward back to school, fall, and the upcoming Glen elections. This year, the Fairlington Glen Board of Directors will have two seats to fill. Dedicated co-owners who wish to run for the Board should step forward now to answer the call to service to aid your 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 its officers for 2016.

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 prerequisites for the job other than Board members must be co-owners. It does 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 two-hour meeting each month. They usually spend, at a minimum, several hours a week on Glen matters, such as studying reports from management, the Treasurer, and committee heads. 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 15, 2015. You'll also have an opportunity to briefly address the community at our annual Community Forum on September 9, 2015.

In October we'll celebrate the 40th anniversary of the Glen's first Annual Meeting. Imagine the number of volunteers over the past 40 years that have served. We'll need plenty of more volunteers to continue toward another 40 great years. Please consider lending your time and talents to the Glen.

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>

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.

FALL LANDSCAPE WALK-THROUGH

Please join us for the annual fall landscape walk-through on Saturday, August 15 at 9:00am. Meet in the S. Stafford Street circle and join members of the landscape committee and representatives from Environmental Enhancements, Inc. (EE), our landscape contractor, as we walk through the community to review the requested fall landscaping enhancements.



See the Common Area Landscape Request Form on page 3 of this newsletter. If you want to request that something be changed such as the removal an existing shrub or tree, the planting of a new 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 Sunday, August 9.

Only items that are requested in advance will be considered. And please note that a request doesn't always mean the work will be approved and completed.

Also, please see the form on page 4 of this newsletter for information about the Glen's Most Desperate Landscape contest. The deadline to enter is Sunday, August 9.

GLEN COMMUNITY FORUM



Join us at the Glen pool on Wednesday, September 9 at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2016 budget, which is included in this month's *Glen Echo*, and answer any questions you have regarding the budget. 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.

NO HOUSEHOLD TRASH IN SIDEWALK CANS, PLEASE

Just a reminder, the community trash cans located mainly along the Glen's sidewalks were put in place to collect litter and bagged dog waste for the most part. These cans are NOT places to leave bagged household trash.

Instead, bagged household trash is collected six days a week from each court in Fairlington Glen. Our contractor, Capitol Services, collects trash bags from the front of each building in the community. However, the contractor does not remove trash from our community cans. Our on-site crew empties those cans typically twice a week.

Fairlington Glen

Common Area Landscape Request Form

Note: Landscape decisions are typically made in the spring and fall.

This is a request for the 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 by August 9 to the Glen Landscape Committee

c/o Barbara Dean, 4206 36th Street South (Court 7)

or by email to: glenlandscaping@gmail.com

Fairlington Glen's "Most Desperate Landscape" Contest

This year as part of our fall landscape walk-through the Landscape Committee will once again hold a contest to judge which common areas are in the most need of landscape improvements. Please submit an entry and help us transform landscape eyesores into beautiful spaces for all Glen residents to enjoy.

How it works: fill out the form below alerting the landscape committee to which areas throughout the Glen you think are most in need of landscape improvements. Please do not list address numbers but rather general locations. For example: *the rear of Court X or the intersection of 36th St. and S. Stafford St.* Give a short description of why this area needs improvement and what improvements you would suggest to transform the space. Each entry will be considered during the fall landscape walk-through scheduled for Saturday, August 15 at 9am. The winning entry will be selected by the participants of the landscape walk-through. So, please consider joining us and help select the Glen's **Most Desperate Landscape!**

Name of Resident(s): _____

E-mail address: _____

Location of "Most Desperate Landscape"

Why is this area in need of landscape improvement?

What improvements would you like to see done in this area?

Please return your completed entry by August 9 to the Glen Landscape Committee
c/o **Barbara Dean, 4206 36th Street South (Court 7)**
or send via email to: glenlandscaping@gmail.com

THE GLEN 10

Q's & A's

With Our 2015 Lifeguards

Get to know your neighbors in the Glen each month through this feature we call the Glen 10. This month we take a slightly different approach and offer a series of questions to our four lifeguards working at the Glen pool as Atlantic Pool Service employees and visiting us from overseas.

Lucie Berna - from Czech Republic



Lucie is visiting the DC area for a second time.

- 1. Are you a student? If so, what are you studying and where do you attend school?** "Yes, I am studying in the Czech Republic. My specialization is Russian and English languages for elementary schools."
- 2. Is this your first time in the United States? If not, when have you also visited?** "It's my second time. I was here already three years ago also in Washington DC...just in a different area. So most of that summer we spent here and then we traveled on the East Coast."
- 3. How do you like the USA? What cities do you think you'd like to visit while you're here?** "I love the USA. It's totally different from my country - different culture, traditions, food, and way of life. I would like to visit Los Angeles, Las Vegas, and San Francisco."
- 4. What sites have you visited around the Washington DC area so far?** "I have visited the Lincoln Memorial, the US Capitol, the Jefferson Memorial, the White House, famous museums, and even Chinatown."
- 5. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I like it. This pool is great. There are nice people here. They help each other and organize a lot of parties."

Eva Nowicka - from Czech Republic

- 1. Are you a student? If so, what are you studying and where do you attend school?** "Yes, I am. I am studying physical education in the Czech Republic."
- 2. Is this your first time in the United States?** "Yes, it is my first time."
- 3. How do you like the USA so far? What cities would you like to visit while you're here and why?** "I like the USA. I would like to visit Orlando and New York. I am here because I want to earn money, meet new people, improve my English, and experience a new culture."
- 4. What sites have you visited around the Washington DC area?** "The Washington Monument, the Lincoln Memorial, the US Capitol, the White House, and Chinatown."
- 5. When you're not working or going to school, what do you do for fun?** "I am a trainer of figure skating. It's my job and it's fun. I like to go to the cinema and I like to read books too."



Eva is enjoying her first US visit.

(continued on page 6)

Danica Svlikova - from Slovakia

1. Are you a student? If so, what are you studying and where do you attend school? “I am studying management at a university in my country.”

2. Is this your first time visiting the United States? “This is my first time here, but hopefully not the last one!”

3. How do you like the USA? What cities do you think you’d like to visit while you’re here? “I really enjoy being here. As a typical tourist, I definitely want to visit New York City and stay there for a few days. Then I would like to visit Philadelphia and Miami and spend more time in Washington DC. I’ve just been to the White House and the Washington Monument so far. But until the end of summer I want to visit as many places as I can.”

4. How do you like working in Fairlington Glen? What’s your opinion of our community and its people? “I have to admit when I first saw this huge pool I was really scared. Sometimes working here is a little stressful because we want to make sure everybody is safe and of course happy. But thanks to friendly people, I am happy to work here. I have never seen neighbors to be so close to each other. I feel like this community is not just a neighborhood, but also they are like family.”

5. When you are not working or going to school, what do you do for fun? “I like reading books, traveling spending time with my family & friends, and I also really like dancing. I have to admit, I also enjoy taking naps!”



Danica is hoping her first US visit is not the last.



Jana Svlikova is working with her sister.

Jana Svlikova - from Slovakia

1. Are you a student? If so, what are you studying and where do you attend school? “I graduated this year at University in Slovakia. My specialization was financial management.”

2. Is this your first time in the United States? If not, when have you also visited? “I was here last summer in Fairfax. I visited places around the Washington DC area (White House, Jefferson Memorial, Lincoln Memorial, Vietnam Veterans Memorial, National World War II Memorial, Washington Monument, National Museum of American History, and National Air & Space Museum) and also Philadelphia; Niagara Falls; Ocean City, MD; Baltimore; and Miami. And during a cruise I visited Ocho Rios and the Cayman Islands.”

3. How do you like the USA? What cities do you think you’d like to visit while you’re here? “I really love the USA. That’s why I’m here again, and I hope this is not my last time here. I definitely want to visit New York City, and if I come back I will visit the Western USA. This year we also want to take a cruise to the Bahamas and Mexico.”

4. How do you like working in Fairlington Glen? What’s your opinion of our community and its people? “I like this pool. It’s similar to my pool from last summer (Lakepoint in Burke), but it’s also more crowded. Your community is great. The people are really nice and friendly, making our job more enjoyable. It’s not easy to be so far from home, but thanks to people here we don’t feel like strangers.”

5. When you’re not working, what do you do for fun? “I love reading books, listening to music, swimming, traveling, and spending time with my friends & family.”

Budget Proposed for 2016

At its meeting on July 14, 2015, the Board approved the draft 2016 budget and fee schedule below for submission to Glen co-owners this autumn before the November 4, 2015 annual meeting. The recommended budget would be based on a monthly fee increase of 1.8%, in comparison to the 1.92% 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 2016 and for increased contributions to reserves. Budget highlights:

- The proposed budget would provide for a gross reserve contribution (including contingency and interest on reserve accounts) of \$629,054, in comparison to the \$607,708 budgeted for 2015. Our ability to 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) would be increased to \$48,000 from the \$42,000 budgeted for 2015. This would finance much needed removal or pruning of overgrown trees that are encroaching on buildings. Also included would be work on perimeter areas bordering sidewalks and the King Street fence running behind Courts 5-8.

- Management fees are determined under our contract with Cardinal Management Company. Last year, the 2015 budget for Account 51120 Management Fee (\$80,727) was developed as a worst-case scenario pending negotiation over a new contract covering 2015 and later years. In December 2014, we negotiated a new agreement providing for an initial base fee for 2015 (\$74,016) that would be adjusted annually according to changes in the Consumer Price Index for urban workers for the metropolitan Washington, D.C., area. Assuming an increase in this index of 2.2% in 2016, our budget for 2016 would be \$75,644.

- The budget for Account 61025 Painting & Decorating [Painting & Related Carpentry] was set at \$67,500, down from the \$72,500 budgeted for 2015. The courts scheduled for work in 2016 (Courts 13-16) have fewer units than the courts scheduled for 2015 (Courts 9-12). The lower budget also reflects 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	2014	2015	2016
ACCOUNT	NAME	Audited Balance	Budget	Budget
	INCOME			
30100	Assessment Income	1,466,412.00	1,495,767	1,522,690
30270	Interest	3,882.37	5,500	7,500
30290	Bad Debt Recovery	6,187.00	0	0
30171	Late Fees	1,650.00	1,980	1,900
30190	Pool Income	375.00	150	300
30260	Misc. Income	0.00	0	0
	Total Income	1,478,506.37	1,503,397	1,532,390
	ADMINISTRATIVE			
51020	Postage	0.00	476	414
51030	Office Expense	2,032.86	1,316	1,842
51031	Copying/Printing	2,095.30	722	1,314
51050	Training & Education	1,098.00	0	360
51500	Misc. Expense	580.37	4,819	600
51250	Entertainment & Social [Use 51258 for Pool Committee]		5	100
51550	Misc. Administrative	10,876.40	4,662	9,825
51110	Auditing, Taxes, and Accounting	6,600.00	6,450	6,500
51090	Legal Fees	17,684.70	14,150	14,150
51092	Legal Fee Reimbursement	(10,722.10)	(2,000)	(2,600)
51120	Management Fee	72,000.00	80,727	75,644
51106	Professional Fees	22,756.71	15,800	16,200
51000	Telephone & Related	3,910.10	3,996	4,350
	Total Administrative	128,912.34	131,123	128,699
71050	INSURANCE	70,299.02	73,480	76,800
	PAYROLL			
61301	Fed. FICA Tax	5,210.06	5,482	5,527
61308	Fed. Medicare Tax	1,218.41	1,282	1,293
61302	VA Unemployment Tax	83.20	131	116
61303	Fed. Unemployment Tax	84.00	103	104
71070	Group Insurance	17,856.48	20,920	20,820
61420	Maintenance Payroll	84,032.37	85,219	86,146
61431	Temporary Help	5,860.00	3,200	5,500
61300	Payroll Administration	4,974.46	5,057	5,109
	Total Payroll	119,318.98	121,394	124,615

	UTILITIES			
71030	Electricity	10,124.38	9,300	9,600
71010	Water/Sewer	177,955.00	209,145	207,255
	Total Utilities	188,079.38	218,445	216,855
	POOL COMPLEX			
61150	Pool Contract	44,211.00	41,000	36,850
61145	Pool Repair and Maint.	11,475.43	6,500	9,650
61156	Pool Furniture	0.00	1,500	10,600
51258	Pool Committee	2,126.67	1,850	2,200
	Total Pool Complex	57,813.10	50,850	59,300
	LANDSCAPING			
61180	Grounds Maint. Contract	70,202.76	70,203	70,203
61188	Tree Service	13,875.50	23,000	23,750
61560	Landscape Improvements	27,122.03	19,000	24,250
	Sub-Total Non-Contract (61188, 61560)	40,997.53	42,000	48,000
	Total Landscaping	111,200.29	112,203	118,203
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating [Related Carpentry]	52,215.00	72,500	67,500
61200	Property Repairs	17,700.80	18,000	21,000
61460	Roof Repairs	0.00	7,000	6,000
61010	Vehicle Expenses	1,091.63	848	884
61247	Playground Equipment	574.03	1,500	1,500
61370	Damage Claims	7,785.05	0	0
	Total Repairs & Maint.	79,366.51	99,848	96,884
	SERVICE CONTRACTS			
61240	Exterminator	5,254.00	3,917	3,900
61360	Uniforms	170.57	350	300
61581	Snow Removal	19,326.62	7,720	8,840
61250	Trash Removal	66,207.53	67,588	66,870
	Total Contracts	90,958.72	79,575	79,910
50400	BAD DEBTS EXPENSE	4,748.71	5,600	0

	INCOME TAX ACCOUNTS			
71140	Income Taxes	0.00	3,171	2,070
95000	Provision for Income Taxes			
	TOTAL EXPENSES	850,697.05	895,689	903,336
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	588,408.00	598,608	617,954
90005	Replacement Reserve Interest	3,882.37	5,500	7,500
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	7,200.00	3,600	3,600
	Total Reserve Contributions	599,490.37	607,708	629,054
	GRAND TOTAL EXPENSES	1,450,187.42	1,503,397	1,532,390
	SURPLUS (- DEFICIT)	28,318.95	0	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. Fully funded 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 reserve contributions to reduce deferred maintenance and raising the funds with fee increases rather than by special assessments or borrowing. The other Fairlington associations are experiencing similar problems; at least one other association has levied a special assessment (totaling \$304,600 in their Fiscal Year 2011).

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.

At the end of 2014, according to our 2013 reserve study, our depreciation reserve of \$1,686,501 (contingency reserve excluded) was sufficient to fund only about 26% of our accrued depreciation. While I believe that our 2013 reserve study is the best in the area, there may be understatement in some key areas: (1) it omitted the replacement of water in-flow pipes in the common areas; (2) 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 (3) it is difficult to estimate the huge costs that would be incurred if sewer pipes under buildings had to be replaced without less expensive re-lining or bursting.

We will move closer to full funding of reserves every year that our gross contribution to reserves during that year exceeds the asset depreciation that takes place 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.

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 \$550,000 - \$650,000/year in real terms for the foreseeable future. Contributions of this size should exceed (1) annual depreciation and (2) usually even the larger sums that are actually spent on replacement. For example, the budget for 2016 provides for a contribution (including interest) to replacement reserves of \$625,454, which exceeds the inflation-adjusted depreciation of \$327,809 that our Glen 2013 Reserve Funding Projection (posted to our web site) estimates will accrue in 2016. According to this study, the Glen can attain 94% funding of its reserves in 20 years from 2013 (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 are more accurate in the aggregate than in their component estimates because underestimates for some components will be offset by overestimates in others. 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 mirror the expenditures predicted in our latest reserve study.

The Planned Major Reserve Expenditures table below shows: (1) actual planned reserve expenditure projects (in future dollars reflecting construction inflation estimated at 3.2%/year) and (2) estimated gross reserve contributions (in future dollars reflecting inflation estimated at a more conservative 2.0%/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 \$625,454 contribution to replacement reserves in 2016 would exceed the \$291,001 that we currently plan to spend in that year as well as the \$327,809 in annual depreciation for that year from our 2013 reserve study.

Planned Major Reserve Expenditures

Category	Sub-Category	2015	2016	2017	2018	2019	2020	2021	2022
Roofs	Planned Roof Replacements	399,997	229,104	402,579.072					
	Copper Strips	3,470	4,500	4,500	0	0	0	0	0
Pool Complex		0		7,972	18,823	93,683			
Sanitary Sewers	Reline/Replace laterals			25,000					67,576
Storm Sewers/ Drainage	Storm Sewer & Drainage Work				9,552				

Parking Lots/ Sidewalks	Parking Lot Re- placement					190,000	300,000	300,000	300,000
	Parking Lot Maintenance	32,755	10,991	11,621	9,675	0			
	Sidewalks								
Lighting	Major Replace- ment				172,777				
Fences	Patio Fences Replace								536,497
	Perimeter Fence Replace								
	Tennis Courts Replace								
	Other								
Signs								11,551	
Recreational Areas	Triple Tennis Courts	0	0	23,558	0	0	0	0	27,576
	Pool Tennis Court		10,991					12,866	
	Basketball Court			5,555					6,502
	Tot Lot	0							
Brick Exteriors	Pointing			0					
	Stoops	18,042	35,415	19,512	33,833	54,266			
Equipment									
B-Unit		15,538				52,883			
Reserve Study					18,500				
TOTAL EXPENS- ES		469,802	291,001	500,295	263,159	390,831	300,000	312,866	949,702
Gross Reserve Contribution		604,108	625,454	637,963	650,722	663,737	677,012	690,552	704,363
Net Reserve Accu- mulation		134,306	334,453	137,668	387,563	272,906	377,012	377,686	-245,339

Some highlights of the Projected Major Reserve Expenditures Table above:

- **Roofs.** 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. The roof cost increase in recent years reflects a rising cost/roof square foot: \$23.40/square foot (2011); \$15/square foot (2012); 24.60/square foot (2013); 24.88/square foot (2014); and \$30.53 (2015). Also, we have been installing copper strips on the north sides of certain roofs to remove ugly mold that degrades slate, and the results have been excellent.

- **Tot Lot.** We replaced the tot lot in 2014, rather than the 2017 predicted in our 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 Lots.** Full 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 15 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 or expensive permeable pavement 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. Meanwhile, our engineers have developed a schedule of significant repair work that is being financed from reserves.

- Sewer Lines. Renovation of our laterals leading to the street 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. We caution residents, however, that 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. Also, we are keeping a wary eye on lines under building slabs.

- Lighting. For outside 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.

- Tennis Courts. The Reserve Expenditures Table does not reflect planned major replacement of the tennis courts for the foreseeable future. The triple tennis courts fronting S. Stafford Street should need only the maintenance expenditures that are required under the long-term warranty for the advanced technology surface that was installed experimentally on those courts in 2011. The cost and timing of replacement of the single tennis court near the pool has not been decided; and, when this is done, it will be added to the Table. When major work on this court is required, we may decide to install the same type of advanced technology surface on that court.

- Paddleball Court. The paddleball court between Courts 7 and 8 does not appear on the Reserve Expenditures Table because the Board is considering whether it should be removed for lack of use.

- Patio Fences. 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, 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	2015	2016
Arlington	.00379	\$472	\$481
Barcroft (I)	.00243	\$303	\$308
Barcroft (E)	.00250	\$312	\$317
Braddock (I)	.00195	\$243	\$247
Braddock (E)	.00202	\$252	\$256
Clarendon (I)	.00297	\$370	\$377
Clarendon (E)	.00304	\$379	\$386
Dominion	.00351	\$438	\$445
Edgewood (I)	.00263	\$328	\$334
Edgewood (E)	.00270	\$337	\$343

2015 ROOF WORK BEGINS



On May 12, 2015, the Board approved a contract with Wagner Roofing Company of Hyattsville, MD in the amount of \$399,997 for scheduled roof repairs in Courts 9 and 10. The contractor will begin to mobilize on the property beginning Monday, August 3. Residents in Courts 9 & 10 have already been notified.

The contractor will assemble a staging area in the alley between the two courts not far from the tot lot. It's important that all residents stay out of the contractor's fenced in area with their supplies. In addition, a port-a-potty will be placed on site in the alley closer to the street.

To allow the contractor to finish quickly and avoid the winter interruptions that have occurred in the past, Saturday work will be allowed.

This year's roofing project will cover partial slate roof replacement of original Bangor roofs at the following four buildings:

- 3525-3533 S. Utah Street (Court 9) - front
- 3535-3549 S. Utah Street (Court 9) - front
- 4301-4309 S. 36th Street (Court 10) - front
- 4323-4343 S. 36th Street (Court 10) - rear

ARLINGTON COUNTY FAIR RETURNS

The Arlington County Fair celebrates its 39th year this month. Get ready for the fun and games from August 5 to 9 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street South.

The fair runs from 5 to 10pm on Wednesday and Thursday (August 5 & 6), from 2 to 11pm on Friday (August 7), from 10am to 11pm on Saturday (August 8), and 11am to 10pm on Sunday (August 9). Admission is FREE!!



The fair kicks off with a parade on Wednesday, August 5 at 6pm beginning at the Arlington County Career Center, 816 Walter Reed Drive, and concluding at the fairgrounds.

Enjoy great food, dozens of Midway rides, over 100 indoor exhibitors, a 5K run/walk, and family-friendly entertainment.

Fair visitors are encouraged to go car-free to the fair, but there will be shuttle bus service from the Ballston and Pentagon City Metro stations AND also from the I-66 parking garage and the Arlington Career Center lot. Shuttle bus service costs \$2 per person round trip.

For more information, visit www.arlingtoncountyfair.us.

Fairlington Glen Contact List (August 2015)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Susan Hunchar	4327 S. 36th	703-820-9519	shunchar@hotmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.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)	Matthew Riggs	3507-A S. Stafford	865-414-3846	mriggs2@comcast.net
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	JoAnn Haveland	3581 S. Stafford, #B1	703-379-9810	jahaveland@comcast.net
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)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	VOLUNTEER NEEDED			
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)	Mike Hahn	4270 S. 35th, #A2	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Archivist	Margaret Windus	3525B S. Stafford	703-379-1718	bowindus@verizon.net
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				glenlandscaping@gmail.com
Pool	Dennis Farrell	4209 S. 36th	703-678-8410	dennislawrencefarrell@yahoo.com
Recreation Passes	Nan Lukmire	4234 S 35th	703-578-4844	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 2015

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

September 2015

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