



The Glen Echo

Newsletter of Fairlington Glen

August 2016

Calling All Candidates

It's been another great summer in Fairlington Glen. While there's still time to enjoy the summer sun and the Glen pool, some folks are already thinking about back to school, the fall, and even the Glen's Annual Meeting on Wednesday, November 2, 2016.

This year, the Fairlington Glen Board of Directors will have one seat up for election. The current occupant of that seat is Vice President Thora Stanwood, who has already announced her intent to run for reelection. Dedicated co-owners who wish to run for the Board should step forward now to answer the call to service to aid our community.

Board members serve three-year terms, and those terms are staggered so that in any given year one or two terms are completed. This year only one term will be completed. Candidates simply run for a spot on the Board, not for a specific role. At the Board's first meeting following the November 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 chairs. An effective Board member will become familiar with the Glen's By-Laws, its Handbook, and its physical plant.

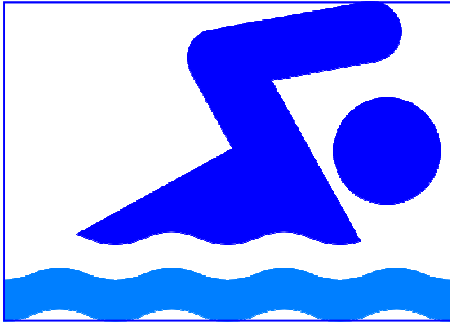
If you are interested in serving your community as a Board member, please contact me or any member of the Board. You'll need to complete a one-page candidate profile by September 13, 2016. You'll also have an opportunity to briefly address the community at our annual Community Forum on September 7, 2016.

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.



Still Time For Summer Fun at the Glen Pool

POOL HOURS - Please remember that during August the Glen pool will close at 8pm each night. This change was made in 2014 to provide an added weekend on the pool schedule. The remaining pool days/times are:

Tuesdays and Fridays (through September 2)	Open 8-10am / Adult Swim
Monday, August 1- Monday, September 5	10am-8pm
Tuesday-Thursday, September 6-8	CLOSED
Friday, September 9	3-8pm
Saturday, September 10 & Sunday, September 11	10am-8pm
Monday, September 12 - Thursday, September 15	CLOSED
Friday, September 16	3-8pm
Saturday, September 17 & Sunday, September 18	10am-8pm

SUMMER BEER/WINE TASTING NIGHTS - You're invited! Don't miss out on the remaining beer/wine tasting nights. Make plans to attend and socialize with your neighbors. Bring your own adult beverages (see list below) and a snack to share. Join the get-togethers on the following Thursday nights at 7:30pm at the picnic table outside the pool's entrance:

August 4 - Beer

August 18 - Sparkling wine

September 1 - White wine

WATER AEROBICS - FREE water aerobics sessions began in July at the Glen Pool on Tuesday nights at 7:00pm. These one-hour sessions run through August 16. For more information, please contact Melinda Patrician at mdpatrician@comcast.net. Join your neighbors and enjoy our beautiful pool.

POOL PARTY & DOG SWIM - Be sure to check next month's issue of the *Glen Echo* for details on our annual end-of-the-summer pool party and of course the dog swim.

Glen Community Forum Scheduled



Join us at the Glen pool on Wednesday, September 7 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 may 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.

Yellow Recycling Bins Are For Paper Only

Just a reminder that the yellow bins that are placed out for our weekly recycling are for newspaper and mixed paper only - no commingled items in the yellow can. Please place cardboard on the ground near the containers.

Capitol Services, Inc., our trash and recycling contractor, added the yellow bins to our weekly recycling routine in June.

The blue & gray buckets are for commingles such as glass, plastic, and aluminum. Please remember to wash out these items to avoid food contamination.



Parking Lot Repairs Coming This Month!



At its meeting last month, the Board voted to approve a contract with Dominion Paving & Sealing in the amount of \$5,440 for parking lot repairs. The work has been scheduled for this month, but please note only the following courts will be affected:

Court 8 - Crackfilling of large surface cracks, sealcoating, and restriping

Courts 2, 3, 4, 11, 13, and 14 - Restriping only

The crackfilling in Court 8 is scheduled for Friday, August 12 (weather permitting). No vehicles will have to be moved for this process.

The sealcoating and restriping is set for Wednesday, August 31 (weather permitting). All vehicles **MUST** be removed from these courts by 7:00am. Court 8 will remain closed to vehicles until the following morning. All other courts involved will be reopened by the contractor the same day by 5:00pm.

Residents in each of these courts will receive written reminders delivered to their doors. Your attention to these directions is greatly appreciated.

Sidewalk Repairs Scheduled For Fall

In July, the Board approved a contract with TD&D Unlimited of Midland, VA in the amount of \$6,562 for replacement of 772 square feet of concrete sidewalk in various locations throughout the Glen. The work is scheduled to for the fall when cooler temperatures allow for a better opportunity for new concrete to dry without cracking.

Replacement sidewalk portions will be in or near Courts 3, 4, 5, 7, 10, 11, 12, 14, 15, and 16. Please remember when this work is being done to stay away from the wet concrete until the area has been reopened by the contractor. Please be alert to keep children from writing or drawing on the wet concrete.



Did You Know?

You can now text for help in an emergency in Arlington and other parts of Northern Virginia, but only when you cannot call or when speaking into a phone may present a safety risk.

Just text to 9-1-1.

Arlington County Fair Returns



The 40th Annual Arlington County Fair is coming this month. Get ready for the fun and games from August 17 to 21 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street South. Admission is FREE!

Enjoy great food, dozens of midway rides & games, over 100 indoor exhibitors, and plenty of family-friendly entertainment.

Fair visitors are encouraged to go car-free to the fair as parking at the fairgrounds is prohibited. However, there will be shuttle bus service from the Ballston & Pentagon City Metro stations AND from the I-66 parking garage and the Arlington Career Center lot. Roundtrip shuttle bus service costs \$2 per person, but children 12 and under AND seniors 65 and over are FREE!

For more information, visit www.arlingtoncountyfair.us.

FAIR HOURS:

Wednesday & Thursday, August 17 & 18: 5:00 to 10:00pm

Friday, August 19: 2:00 to 11:00pm

Saturday, August 20: 10:00am to 11:00pm

Sunday, August 21: 11:00am to 10:00pm

THE GLEN 10

10 Q's & A's

With Our 2016 Lifeguards

Maybe you've seen their faces, but do you know their stories? 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 - three visiting from overseas and one from nearby.

Lucie Markova - Prague, Czech Republic



1. Are you a student? If so, what are you studying and where do you attend school? "Yes, I am studying (social studies and German language) at Charles University in Prague."

2. Is this your first time in the United States? "Yes, it's my first time out of the EU and hopefully not the last."

3. How do you like the USA? What cities do you think you'd like to visit while you're here? "I like it so much, but sometimes it is just too hot for me here. I've already visited Washington DC and Philadelphia. During our traveling month we'll visit the west coast by car, then Miami, and then we bought a cruise to the Bahamas & Dominican Republic. Our last station will be New York and from there we'll fly back home. We want to see as much as possible because we know that the USA is a really beautiful country."

4. How do you like working in Fairlington Glen? Do you enjoy teaching swimming lessons to the kids? "I like it very much. The people are always very nice to us and helpful. Maybe that is the main reason why I don't feel so far from my home. I like the relationships between neighbors. In our country we don't make so many actions with our neighbors. Sometimes we don't even know them. I love giving swimming lessons. It's so nice to see how the children are getting better and love spending their time in the water."

5. When you're not working or going to school, what do you do for fun? "I'm playing the piano and also give private lessons - it's my biggest hobby. I love reading books, dancing, and spending my free time with family and friends."

Dominika Klacanska - Trencin, Slovakia

1. Are you a student? If so, what are you studying and where do you attend school? "I am studying mass media communications and media education in Trnava, Slovakia at University of SS Cyril and Methodius."

2. Is this your first time in the United States? "Yes, it is my first time in the USA."

3. How do you like the USA so far? What cities would you like to visit while you're here and why? "I like it a lot. It's really nice here, but sometimes it's crazy and hot. I would like to visit a lot of places, but it's not possible because we haven't a lot of time. We are traveling for three weeks to visit Puerto Rico, then Florida, then Ocean City, and New York. And why? Because everybody knows the USA is a really nice and beautiful country."



4. Do you enjoy teaching swim lessons to the kids? "I love spending time with kids when I'm doing swim lessons. It's perfect to see how children are better. They are cute and good. It's the best time when I am with them."

5. When you're not working or going to school, what do you do for fun? "I love winter sports, so I love snowboarding really much. I also love traveling, reading books, and I definitely love dancing - especially ballet." *(continued on page 6)*

Austin Garlick - Burke, VA

1. Are you a student? If so, what are you studying and where do you attend school?

“Yes, I am a student at Bridgewater College. I major in health & exercise science, with a minor in marketing.”

2. How long have you worked for Atlantic Pool Service? “This is my first year.”

3. What are your favorite aspects of lifeguarding? “That I get to tan all day at the pool! I love meeting all the nice people too. It’s also a lot better than doing a labor job.”

4. What’s your opinion of our community and its people? Do you enjoy teaching swim lessons to the kids? “Fairlington Glen is a beautiful area. The people are nice, respectful, and easy to get along with. The kids are all wonderful. They are quick learners, and I enjoy giving them swim lessons.”

5. When you are not working or going to school, what do you do for fun? “When I am not working here or going to school, I’m either with my friends, my family, or I’m working out. I also do moving jobs for family friends and for my mom’s company.”



Jana Bendova - Lomnice nad Popelkou, Czech Republic



1. Are you a student? If so, what are you studying and where do you attend school? “Yes, I’m a student. I study at the Czech University of Life Sciences in Prague. Last year I finished my bachelor study and now I’m in a masters program. My field of study is business administration”

2. Is this your first time in the United States? “Yes, this is my first time in the USA, but I hope it’s not my last time. I want to come back next year. Last year I spent four months in Ireland, and even if I love my country I want to travel as much as possible.”

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. People are so nice and friendly, and I’m really happy here. After my (summer) work, I’m going to the west coast to visit San Francisco, Las Vegas, Los Angeles, and national parks like the Grand Canyon.”

4. How do you like working in Fairlington Glen? What’s your opinion of our community and its people? Do you enjoy teaching swim lessons to the kids? “I like working here so much. During the week I’m working at three pools, but this pool is my most favorite. I really like the community and the whole pool thing. I mean in my country we have only really big pools (for 1,000 people) and it’s almost impossible to meet the neighbors. About swim lessons to the kids, I love how the kids are getting better every time. I really enjoy time during swim lessons.”

5. When you’re not working, what do you do for fun? “I like sports. I used to play basketball, and I really like team sports like volleyball and of course basketball. During my free time I like reading, going out with my friends, and going hiking or exploring new places. And I love nature, my family, and my dog.”

The editor is always looking for interesting Glen residents to feature each month in the Glen 10. If you have a friend or neighbor that you’d like to nominate for a future interview, please send their name and contact info to jasonyianilos@yahoo.com.

Budget and Fees Proposed for 2017

--Maynard H. Dixon, Jr., Treasurer--

At its meeting on July 12, 2016, the Board approved the draft 2017 budget and fee schedule below for submission to Glen co-owners this autumn before the November 2, 2016 annual meeting. The recommended budget would be based on a monthly fee increase of 2.6%, an increase from the 1.8% increase approved for 2016.

Goal

The goal of this and recent past budgets has been to preserve the Glen's high value and quality of life into the future. To do this, we must continue to add to reserves and pay the increased cost of maintaining aging assets. If our reserves are fully funded (reserves = accrued depreciation), we will be able to fund replacements as they are needed, without borrowing or special assessments. To attain full funding, we must gradually dig ourselves out of the hole created in prior decades, when transient residents contributed little to replacement reserves before they moved out. This lack of attention to reserves was common until Virginia enacted legislation requiring reserve studies every five years.

As we are building up our reserves, we continue to be faced with rising maintenance costs. This caused us to incur an operating loss in 2015 and is likely to do so again in 2016. Rising maintenance costs are to be expected. As with older cars, the annual cost of maintaining Glen assets (roofs, drains, porches, etc.) can be expected to increase exponentially as they near the end of their useful lives. When the cost of maintaining an asset gets large enough, it becomes more cost effective to replace it than to maintain it. If our reserves are adequate, we will be able to replace aging assets before their rising maintenance costs consume an ever larger part of our budgets.

Highlights

The budget below would provide for the rising expenses anticipated during 2017 and for continued growth in reserves. Here are its highlights:

- The proposed budget would provide for a gross reserve contribution (including contingency and interest on reserve accounts) of \$620,165, in comparison to the \$629,054 budgeted for 2016. We proposed a reserve contribution that is lower than for 2016 in order to limit the dues increase, but even this reduced contribution would move us closer to full funding of our reserves. Due to the Federal Reserve Board's policy of keeping interest rates low to stimulate the economy, we expect that our ability to add to reserves will continue to be hindered by low interest rates on the non-speculative investments that we can safely make (see the projection for Account 30270).

- The discretionary (non-routine) landscape budget (sum of Accounts 61188 Tree Service and 61560 Landscape Improvements) would remain at the \$48,000 budgeted for 2016. This would finance much needed removal or pruning of overgrown trees that are encroaching on buildings (\$18,000). Also included would be work on perimeter areas bordering the King Street and Quaker Lane fences (\$4,500).

- Management fees are determined under our contract with Cardinal Management Company. 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 in 2017 of 2.0% applied to what we are currently paying in 2016, our budget for 2017 is \$75,950.

- The prior budget line item for Account 61025 Painting & Decorating, which combined painting and related carpentry, was discontinued and replaced by separate line items for Account 61310 Exterior Painting and Account 61284 Carpentry.

The 2017 total for these line items was budgeted at \$91,142, in comparison to the \$67,500 budgeted for the combined painting and related carpentry Account 61025 in 2016. One reason for the higher total is that the courts scheduled for work in 2017 (Courts 1-5 have 18 units more than the courts scheduled for 2016 (Courts 9-12). Another reason is that about 30% of the units in Courts 1-5 still have the original wood windows, which are harder to paint. The increase also reflects the fact that the separate carpentry account will cover needed spot carpentry elsewhere in the Glen that was formerly charged to general maintenance. Finally, we have added funds for replacing the rotting, too-hard-to-paint door frames of 8 B-unit buildings.

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 website at <http://www.fairlington.org/Communit.htm#Fairlington>.

MANAGEMENT	ACCOUNT	2015	2016	2017
ACCOUNT	NAME	Audited Balance	Budget	Budget
	INCOME			
30100	Assessment Income	1,494,708.00	1,522,690	1,562,652
30270	Interest	5,867.35	7,500	5,539
30290	Bad Debt Recovery	0.00	0	0
30171	Late Fees	1,300.00	1,900	1,776
30190	Pool Income	430.00	300	375
30260	Misc. Income	0.00	0	0
	Total Income	1,502,305.35	1,532,390	1,570,342
	ADMINISTRATIVE			
51020	Postage	0.00	414	292
51030	Office Expense	1,295.94	1,842	1,598
51031	Copying/Printing	674.03	1,314	1,082
51050	Training & Education	0.00	360	253
51500	Misc. Expense	3,249.89	600	3,365

51250	Entertainment & Social [Use 51258 for Pool Committee]	72.14	100	100
51550	Misc. Administrative	8,989.17	9,825	8,989
51110	Auditing, Taxes, and Accounting	6,700.00	6,500	6,750
51090	Legal Fees	11,939.75	14,150	15,000
51092	Legal Fee Reimbursement	(1,668.25)	(2,600)	(2,500)
51120	Management Fee	74,016.00	75,644	75,950
51106	Professional Fees	30,866.00	16,200	27,765
51000	Telephone & Related	3,147.05	4,350	3,503
	Total Administrative	139,281.72	128,699	142,147
71050	INSURANCE	70,192.87	76,800	76,700
	PAYROLL			
61301	Fed. FICA Tax	5,584.28	5,527	5,806
61308	Fed. Medicare Tax	1,278.84	1,293	1,358
	Sub-Total 61301 + 61308		Not Used	
61302	VA Unemployment Tax	75.34	116	96
61303	Fed. Unemployment Tax	84.01	104	90
71070	Group Insurance	19,641.84	20,820	23,130
61420	Maintenance Payroll	89,743.92	86,146	90,642
61431	Temporary Help	4,305.57	5,500	5,500
61300	Payroll Administration	6,296.28	5,109	5,900
	Total Payroll	127,010.08	124,615	132,522
	UTILITIES			
71030	Electricity	10,395.86	9,600	10,039
71010	Water/Sewer	173,987.47	207,255	181,675
	Total Utilities	184,383.33	216,855	191,714
	POOL COMPLEX			
61150	Pool Contract	38,000.00	36,850	37,587
61145	Pool Repair and Maint.	16,245.05	9,650	17,866
61156	Pool Furniture	0.00	10,600	1,100
51258	Pool Committee	2,337.39	2,200	2,300
	Total Pool Complex	56,582.44	59,300	58,853
	LANDSCAPING			
61180	Grounds Maint. Contract	70,202.76	70,203	71,607

61188	Tree Service	7,332.70	23,750	23,750
61560	Landscape Improvements	40,740.71	24,250	24,250
	Sub-Total Non-Contract (61188, 61560)	48,073.41	48,000	48,000
	Total Landscaping	118,276.17	118,203	119,607
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating	71,903.00	67,500.00	
61310	Exterior Painting			72,544
61284	Carpentry			18,598
61200	Property Repairs	40,392.11	21,000	32,000
61460	Roof Repairs	12,759.26	6,000	10,500
61010	Vehicle Expenses	1,832.02	884	1,011
61247	Playground Equipment	0.00	1,500	1,500
61370	Damage Claims	13,323.09	0	9,000
	Total Repairs & Maint.	140,209.48	96,884	145,153
	SERVICE CONTRACTS			
61240	Exterminator	3,575.50	3,900	3,995
61360	Uniforms	0.00	300	300
61581	Snow Removal	9,960.00	8,840	9,200
61250	Trash Removal	66,813.96	66,870	67,595
	Total Contracts	80,349.46	79,910	81,090
50400	BAD DEBTS EXPENSE	42.57	0	0
	INCOME TAX ACCOUNTS			
71140	Income Taxes	247.00	2,070	2,391
95000	Provision for Income Taxes			
	TOTAL EXPENSES	916,575.12	903,336	950,177
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	598,608.00	617,954	606,226
90005	Replacement Reserve Interest	5,867.35	7,500	5,539
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			

90061	--Contingency Reserve	3,600.00	3,600	8,400
	Total Reserve Contributions	608,075.35	629,054	620,165
	GRAND TOTAL EXPENSES	1,524,650.47	1,532,390	1,570,342
	SURPLUS (DEFICIT)	(22,345.12)	0	0

Reserve Funding

Full funding of reserves (reserves = accrued depreciation) would greatly benefit the Glen. Full funding would ensure that transient earlier owners do not use-up the Glen's assets and leave their replacement cost to be borne by later owners, who would be faced with the unexpectedly large dues increases, special assessments or borrowing that would otherwise be necessary to preserve the quality of life in the Glen in its latter years. 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 updated 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.

At the end of 2015, our audited depreciation reserve of \$1,888,332 (contingency reserve excluded) was sufficient to fund only about 28% of the \$6,661,857 depreciation that our reserve study estimated would accrue at the end of that year (up from the 26% at the end of 2014). While the Glen is making progress toward full funding of reserves, it has a way to go yet. Moreover, 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 inflow 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. In the absence of financial catastrophe for its residents, the Glen 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 2017 provides for a contribution (including interest) to replacement reserves of \$611,765, which exceeds the inflation-adjusted depreciation of \$336,988 that our Glen 2013 Reserve Funding Projection (posted to our website) estimates will accrue in 2017. 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 maintaining a schedule of gross reserve contributions that exceed our annual depreciation. If 20 years seems like a long time, please be aware that the underfunding of reserves was taking place over an even longer time and that other area associations are experiencing the same, and sometimes far worse, problem with underfunded reserves.

Actual Reserve Expenditures vs. Reserve Study Estimates

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. Reserve studies are not designed to 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, the actual expenditures planned for any given year may not mirror the expenditures predicted in our latest reserve study.

Any Glen co-owner seeking a more detailed 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	2016	2017
	The fee schedule in the table to the right is derived by taking the revenue to be raised from dues income alone, multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar:	Arlington	.00379	\$481
Barcroft (I)		.00243	\$308	\$316
Barcroft (E)		.00250	\$317	\$326
Braddock (I)		.00195	\$247	\$254
Braddock (E)		.00202	\$256	\$263
Clarendon (I)		.00297	\$377	\$387
Clarendon (E)		.00304	\$387	\$396
Dominion		.00351	\$445	\$457
Edgewood (I)		.00263	\$334	\$342
Edgewood (E)		.00270	\$343	\$352

3rd Annual Kennan Garvey Memorial Ride

The 3rd Annual Kennan Garvey Memorial Ride is set for Saturday, August 6 beginning at 7:00am to benefit Phoenix Bikes' Capital Campaign for a new building. The ride, in honor of Glen resident and County Board Chair Libby Garvey's late husband Kennan, is open to all ages and experience levels.



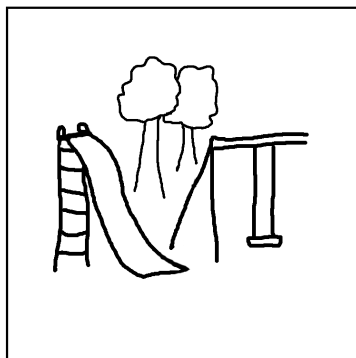
The course extends out and back along the entire length of the Washington & Old Dominion Trail. Billed as a "Sizzling Suburban Century," this is a 100-mile ride. However, there will be shorter choices that include a 15-mile, 30-mile, 60-mile, or 90-mile option.

The entry fee is just \$25 and each participant is encouraged to raise \$500 or more. All riders and all volunteers will receive a FREE shirt and boxed lunch. And if you're not a biker, then consider sponsoring a rider or donating to the ride.

To register as a rider, go to www.bikereg.com/KGMR2016.

To sponsor a rider/donate to the ride, go to www.crowdrise.com/KGMR2016.

Fairlington Park Project Design Meeting



The Arlington County Department of Parks & Recreation invites you to the second Fairlington Park Project Design meeting on Sunday, August 7 at 10:30am near the Fairlington Park Playground.

The meeting is in response to feedback from community members who were unable to attend the design meeting held on June 29.

To ensure there is ample opportunity for community input, the Fairlington Park Project Manager, Aaron Wohler, will be at the Fairlington Park pavilion to go over the current conceptual design and to provide additional opportunities to discuss planned improvements.

Please bring your ideas about the types of experiences and any play equipment preferences you have for the Fairlington playground. Equipment catalogs will be available for everyone to look at.

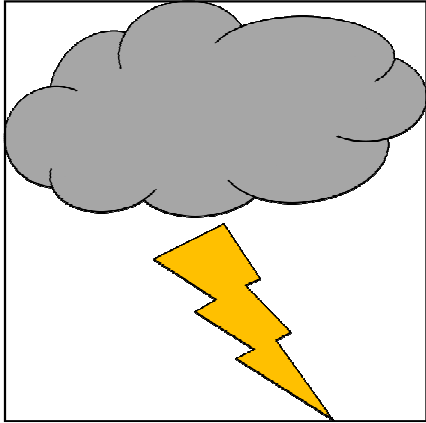
Learn more by visiting www.parks.arlingtonva.us and search "Fairlington Park Project."

Please Remember, Dogs Must Be Leashed

Residents are reminded that when taken outdoors, dogs are to be kept on a leash at all times. Dogs are NOT permitted to run at large in Arlington County except at designated "off-leash" dog exercise areas.

The nearest dog exercise area to the Glen is at Utah Field.

When Thunder Roars, Go Indoors



There is often no safe place outside when thunderstorms are in the area. So please remember if you hear thunder, then you are very likely within striking distance of the storm. Take the sound of thunder seriously. Remember, when thunder roars, go indoors.

Too many people wait far too long to get to a safe place when thunderstorms approach. Unfortunately, these delayed actions led to many of the lightning deaths and injuries in the United States and abroad. Please follow these tips to stay safe both indoors and outdoors:

- **No place outside is safe when there's a thunderstorm in the area.**
- **If you hear thunder, then lightning is close enough to strike you.**
- **When you hear thunder, move immediately to a safe shelter.**
- **Stay in a safe shelter at least 30 minutes after you hear the last sound of thunder.**
- **Stay off corded phones, computers, and other electrical equipment that puts you in direct contact with electricity.**
- **Stay away from windows, doors, and porches.**
- **Do not lie on concrete floors and do not lean against concrete walls.**

If you are caught outside with no safe shelter anywhere nearby, the following actions may reduce your risk:

- **Immediately get off elevated areas such as hills, mountain ridges, or peaks.**
- **Never lie flat on the ground.**
- **Never shelter under an isolated tree.**
- **Never use a cliff or rocky overhang for shelter.**
- **Immediately get out and away from ponds, lakes, and other bodies of water...including our swimming pool.**
- **Stay away from objects that conduct electricity (barbed wire fences, power lines, etc).**

Hopefully, these tips and recommendations will help to keep you and your family safe both here in the Glen and while on vacation when a thunderstorm strikes.

Fairlington Glen Contact List (August 2016)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	wdworsley@aol.com
At Large	Lee Henry			henryleejeff@gmail.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)	Bob Patrician	4229 S. 36th	703-379-5379	bob.patrician@comcast.net
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net

VOLUNTEER NEEDED

13 (23)				
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@gmail.com
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
Landscape	Corey Love			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
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	alisont@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglen3m@verizon.net
Property Manager	Terry McGuire, Cardinal Management Agent		703-565-5012	t.mcguire@cardinalmanagementgroup.com

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

NOTE: The Glen does not retain contractors for, or allow staff to undertake, repairs that are a co-owner responsibility under its Bylaws, absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).

August 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Pool Open 10am-8pm	2 Pool Open 10am-8pm / Adult Swim 8-10am / Landscape Meeting - 7pm/FCC	3 Pool Open 10am-8pm	4 Pool Open 10am-8pm	5 Pool Open 10am-8pm / Adult Swim 8-10am	6 Pool Open 10am-8pm
7 Pool Open 10am-8pm	8 Pool Open 10am-8pm	9 Pool Open 10am-8pm / Adult Swim 8-10am / Board Meeting - 6:00p/FCC	10 Pool Open 10am-8pm	11 Pool Open 10am-8pm	12 Pool Open 10am-8pm / Adult Swim 8-10am	13 Pool Open 10am-8pm
14 Pool Open 10am-8pm	15 Pool Open 10am-8pm	16 Pool Open 10am-8pm / Adult Swim 8-10am	17 Pool Open 10am-8pm	18 Pool Open 10am-8pm	19 Pool Open 10am-8pm / Adult Swim 8-10am	20 Pool Open 10am-8pm
21 Pool Open 10am-8pm	22 Pool Open 10am-8pm	23 Pool Open 10am-8pm / Adult Swim 8-10am	24 Pool Open 10am-8pm	25 Pool Open 10am-8pm	26 Pool Open 10am-8pm / Adult Swim 8-10am	27 Pool Open 10am-8pm
28 Pool Open 10am-8pm	29 Pool Open 10am-8pm	30 Pool Open 10am-8pm / Adult Swim 8-10am	31 Pool Open 10am-8pm			

September 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Pool Open 10am-8pm	2 Pool Open 10am-8pm / Adult Swim 8- 10am	3 Pool Open 10am-8pm
4 Pool Open 10am-8pm	5 Pool Open 10am-8pm 	6 Pool Closed Landscape Meeting - 7pm/FCC	7 Pool Closed Community Forum 7:30pm	8 Pool Closed	9 Pool Open 3-8pm	10 Pool Open 10am-8pm
11 Pool Open 10am-8pm	12 Pool Closed	13 Pool Closed Board Meet- ing - 6:45p/ FCC	14 Pool Closed	15 Pool Closed	16 Pool Open 3-8pm	17 Pool Open 10am-8pm
18 Pool Open 10am-8pm	19	20	21	22 	23	24
25	26	27	28	29	30	