



The Glen Echo

Newsletter of Fairlington Glen

August 2018

Calling All Candidates

This year, the Fairlington Glen Board of Directors will have three seats up for election: a seat with a remaining one-year term that needs to be filled due to the July 2018 resignation of Glen President Thora Stanwood (see page 2 for more info); the seat that is currently held by Bill Worsley, the Glen Secretary; and the seat that is currently held by Lee Henry, the At Large member. Both Worsley and Henry have chosen not to seek another term. Now is the time for dedicated co-owners who wish to run for the Board to step forward and answer the call to serve 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, not for a specific role. Immediately after the Annual Meeting, the new Board will hold an organizational meeting to determine its officers for 2019.

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, fellow Board members, and committee chairs) and answering emails (from management and members of the community). 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 (filling-in due to the resignation of our Glen President) or any other Board member. You will need to complete a one-page candidate profile and declare your intent to run no later than September 3, 2018. You'll also have an opportunity to briefly address the community at our annual Community Forum on September 5, 2018. Volunteers are the lifeblood of any community, and now more than ever your community needs you! *Maynard H. Dixon, Board Treasurer*

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 each month on the Glen's website, 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 website. Your e-mail address will be used only for official Glen business.

Board President Resigns



At the Board's monthly meeting on Tuesday, July 10, Board President Thora Stanwood announced that she would be resigning from the Board effective July 31, 2018 due to health reasons.

The Board has an opportunity to appoint a co-owner to the Board who will serve until the next election in November. At that time, the remaining one year of Stanwood's term will go to the third highest vote getter. As noted on page 1 of this newsletter, current Board members Bill Worsley and Lee Henry, whose terms are expiring this year, are not seeking new terms.

The Board wishes to thank Stanwood for her service. She was first elected to the Board on November 5, 2014. In addition to serving as President this year, she previously served as Vice President and Secretary. Her accomplishments were many, the fruit of many hours of work. Notable were her contributions to contract enforcement, landscaping, and a complex environmental matter sourced to property outside the Glen. She was also talented with an ability to deal with Arlington County, knowing just who to approach and being persistent in seeking relief. She will be missed.

Glen Community Forum Scheduled

Please join us at the Glen pool on Wednesday, September 5 at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2019 budget, included in this month's *Glen Echo*, and answer any questions 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 will be closed. If it rains that night, we'll move the meeting indoors into the nearby maintenance facility.



Help Wanted - Volunteers Always Needed

While serving on the Board is probably the most visible example of volunteerism in the Glen, there are other ways that you can contribute your time and talents to improving our community. Your participation in the community is beneficial to you, your neighbors, and the condo association. For example, common benefits gained by volunteering include:

1. Making a positive difference in other peoples' lives
2. Sharing or learning new skills.
3. Boosting your resume.
4. Meeting new people.
5. Having fun.

Help us generate goodwill throughout the Glen. Encourage "paying it forward" and help to strengthen our community by volunteering today.

Pool Season Is Winding Down

POOL HOURS - During August, the pool is open daily from 10:00am to 8:00pm (except Fridays and Saturdays open until 9pm)...with additional hours on Tuesday and Friday mornings for lap swimming. See below.



The pool will remain open for the first three weekends in September as follows:

September 1 / 10:00am-9:00pm
September 2-3 / 10:00am-8:00pm
September 7 / 3:00-8:00pm
September 8-9 / 10:00am-8:00pm
September 14 / 3:00-8:00pm
September 15-16 / 10:00am-8:00pm (final weekend)

Please remember that our updated pool rules are posted on the Glen's website at www.fairlington.org/glenindex.htm.

POOL PARTY & DOG SWIM - Check out next month's issue of the *Glen Echo* for details.

LAP SWIM HOURS - A Fairlington Glen tradition continues on Tuesday and Friday mornings this month. The pool will be reserved for lap swimmers during the hours from 8:00 to 10:00am. This is always a favorite of those who like to do some early-morning lap lane swimming either before work or before getting the day started. The pool is only open for lap swimmers during these two hours. Otherwise, the pool opens at 10:00am.

IDENTIFICATION - You MUST bring your unit's recreation pass to the pool each time you wish to use the pool.

- All residents shall sign in a daily log with their name, address, time of entry, number of residents, and number of guests.
- Brand new recreation passes for the 2018 season were delivered to each unit in the Glen during May. If you have any questions, please contact the pool committee.

Please remember, the Glen pool is for Glen residents and their guests ONLY!

BEER/WINE TASTING NIGHTS - The tradition continues this summer! Mark your calendar now and 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 nights at 7:30pm at the picnic table outside the pool's entrance.

- Thursday, August 2 - Beer
- Wednesday, August 15 - Sparkling win
- Thursday, August 30 - Red wine
- Thursday, September 13 - Beer
- Tuesday, September 25 - White wine

Short-Term Rentals Not Allowed

This seems to be a constant topic of discussion on social media, so as a result it's important to note that short-term rentals are NOT allowed in Fairlington Glen.



Although Arlington County has sanctioned short-term rentals through online services such as Airbnb, VRBO, and Craigslist, such rentals are forbidden in the Glen.

According to our Master Deed, Page 9, Paragraph 11: "The respective Family Units shall not be rented by the co-owners thereof for transient or hotel purposes which shall be defined as (a) rentals for any period less than thirty (30) days; or (b) any rental if the occupants of the Family Unit are provided the customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, or bellboy service. Other than the foregoing obligations, the co-owners of the respective Family Units shall have the absolute right to lease same provided that said lease is made subject to the covenants and restrictions contained in this Deed and further subject to the By-Laws and Property Maintenance Agreement attached hereto."

In addition, our By-Laws speak to leasing and rentals in Article VI, Section 6, Paragraph (n): "Any lease or rental agreement for a Family Unit must be for an initial period of at least six (6) months."

Violations of the Master Deed or Handbook by any co-owner or tenant are actionable.

What Is A Community Association?



Some residents think homeowners and condominium associations exist just to tell them what to do - or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents.

COMMUNITY SERVICES - These can include securing trash collection, publishing a newsletter, orienting new co-owners and renters, holding community-wide informational meetings, and scheduling social functions.

GOVERNANCE SERVICES - Includes ensuring that residents are complying with the association's governing documents, ensuring that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.

BUSINESS SERVICES - Includes operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management, strong planning and organization, and carefully monitoring the association's affairs. It isn't easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders' interests in those homes.

Summer Watering Reminder

The Board encourages all residents to water plants and trees near the buildings where they live to help protect our investment in common area greenery. Watering is critical to establish newly planted shrubs and trees installed as a result of a landscape request. Generally shrubs and trees need deep watering each week, especially during hot, dry spells of summer. Be especially careful if using soaker hoses in foundation plantings; too much water for an extended period close to buildings may cause leaks into basements. When setting up sprinklers, try to avoid water loss onto sidewalks, parking lots, and streets.



Water preferably early in the morning. For deep roots, our lawns and plantings require 1 to 1-1/2 inches of rain every 7 to 10 days from spring through fall, either by rainfall, by watering with hoses, or both. Please do not water during the hottest part of the day to prevent evaporation. Avoid late afternoon or evening watering to the extent possible, so that foliage and grass is dry by nightfall to prevent fungal and other diseases.

Newly planted turf seed needs light, frequent watering daily until it emerges. A few minutes of watering each day - perhaps even twice a day - will keep it moist so that it will germinate. Once up, often in a week or so, it will need regular watering to develop a good stand of grass.

What To Do If Traffic Signals Are Not Operating

We've all run across intersections with non-functioning traffic signals. Some think back to their driver's education days for a solution, while others tend to just barrel through the intersection without worry. Next time you're facing such a predicament, remember this:



5th Annual Kennan Garvey Memorial Ride



The 5th Annual Kennan Garvey Memorial Ride is set for Saturday, August 25 beginning at 7:00am to benefit Phoenix Bikes' campaign for a new vehicle. The ride, in honor of Glen resident and County Board member Libby Garvey's late husband Kennan, who was an avid cyclist, 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, 40-mile, 60-mile, or 90-mile option.

The entry fee is just \$25, with a minimum fundraising level of \$100. 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/KGMR2018.

To sponsor a rider/donate to the ride, go to www.pledgereg.com/KGMR2018FUNDS.

Arlington County Fair Returns

The 42nd Annual Arlington County Fair is coming this month. Get ready for the fun and games from August 15 to 19 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street South. Admission is FREE!

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

Fair visitors are encouraged to go car-free to the fair as public parking at the fairgrounds is prohibited and parking on nearby streets is restricted to neighborhood residents with temporary permits. However, there will be shuttle bus service from the Virginia Square & 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 15 & 16: 5:00 to 10:00pm

Friday, August 17: 2:00 to 11:00pm

Saturday, August 18: 10:00am to 11:00pm

Sunday, August 19: 11:00am to 10:00pm



Meet Our 2018 Lifeguards

Q's & A's

Maybe you've seen their faces, but do you know their stories? Get to know four of our 2018 lifeguards who are working at the Glen pool this summer as Atlantic Pool Service employees - one visiting from overseas and three from nearby.

Veronika - 24 years old - Czech Republic

- 1. Are you a student? What are you studying?** "No, I graduated this year with a Masters Degree in physical chemistry from Palacký University."
- 2. Is this your first time in the United States?** "No, this is my second time in the United States. My first time was in Alaska last summer."
- 3. What American cities do you think you'd like to visit while you're here? Will you travel anywhere else before going home?** "Las Vegas because I want to win \$1 million in the casinos! After my summer in the United States, I will travel to Cuba and Mexico."
- 4. Do you enjoy working in Fairlington Glen? Do you like being a lifeguard?** "The people in the community are really nice. The environment is beautiful, clean, quiet, and well-maintained. Yes, I enjoy being a lifeguard. I love being outdoors. I get plenty of sunshine, and I enjoy swimming in the water."
- 5. When you're not working or going to school, what do you do for fun?** "Swimming, reading, eating, sight-seeing, hiking and spending time with my family & friends."
- 6. Have you been visiting the sites around the Washington DC area?** "I have visited the Washington Monument, the Capitol, the White House, lots of the Smithsonian museums, the Sculpture Garden, Clarendon, and my absolute favorite, Old Town Alexandria."



John - 15 years old - Arlington, VA (originally from Los Angeles)



- 1. Are you a student? If so, what are you studying and where do you attend school?** "I'm a student at Wakefield High School, and right now I'm attending summer school for economics."
- 2. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "Love the community. I've had some pretty good conversations with people who have come to this pool. It's been a great experience."
- 3. Do you enjoy working as a lifeguard?** "I do enjoy this job. It's pretty laid back. Honestly, I don't know why more people don't."
- 4. When you're not working or going to school, what do you do for fun?** "Hang out with my friends. You know, normal teenager stuff."
- 5. What American cities do you think you'd like to visit?** "Actually, I want to try to visit the capital of every state before I die. That would be cool."

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Meet Our 2018 Lifeguards

Q's & A's

Carlos - 16 years old - Arlington, VA

- 1. Are you a student? If so, where do you attend school?** "I am a student attending H-B Woodlawn."
- 2. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I like working here because the environment is very calm."
- 3. Do you enjoy working as a lifeguard? "I like working as a lifeguard because it is a good way to practice balancing responsibilities."**
- 4. When you are not working or going to school, what do you do for fun?** "I dance, play sports, play videogames, and hang out with friends."
- 5. If you could travel anywhere, where would you like to go?** "I guess Las Vegas. My friend had a blast there."
- 6. Have you visited the sites around the Washington DC area?** "I have visited every site DC has to offer such as the monuments, memorials, and museums."



Izzy - 15 years old - Arlington, VA



- 1. Are you a student? Where do you attend school?** "I'm going to be a sophomore at Wakefield High School."
- 2. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I very much enjoy working here. Everyone is very kind, and it's a very nice environment."
- 3. Do you enjoy working as a lifeguard? And if you've been teaching swimming lessons this summer, how has that experience been with the kids?** "I enjoy working as a lifeguard. I do teach swim lessons. It's been an amazing experience working with the kids. They are all so sweet, and it's been great watching them grow as swimmers."
- 4. When you're not working, what do you do for fun?** "I play soccer. I enjoy acting and swimming. I also like spending time with my family and friends."

Budget and Fees Proposed for 2019

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

At its meeting on July 10, 2018, the Board approved the draft 2019 budget and fee schedule below for submission to Glen co-owners this autumn before the Wednesday, November 7, 2018 annual meeting. The recommended budget would be based on a monthly fee increase of 2.8%, in comparison to the 2.9% increase approved for 2018 and the 2.6% approved for 2017.

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>.

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 5 years.

As we are building up our reserves, we continue to be faced with rising maintenance costs. 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 increasingly large part of our budgets.

It is not a question of whether the Glen will be faced with huge repairs to its aging assets, such as common sewer lines under building slabs and water lines between buildings, but when. We are planning to be ready for the inevitable when it happens.

The cost of adequate reserve and maintenance funding will add pressure to dues levels, perhaps raising them above levels in some nearby associations. As explained below, we think the price will be worth it over the long haul.

Highlight

The budget below would provide for the rising expenses anticipated during 2019 and for continued growth in reserves. Here are its highlights:

- **Income.** In budgeting this volatile source of income, it is best to be conservative. In 2019, the Glen should benefit from a considerably larger Account 30270 interest income that is projected at a conservative \$42,400. The projection for 2019 is larger than the one for the 2018 budget because it is based on: (1) an investable funds level that, as of May 2018, is greater than it was for the 2018 budget projection; and (2) interest rates that are higher than the ones for the 2018 budget projection. The larger projection for the 2019 budget is conservative because it presumes that, in 2019: (1) investable funds will not increase from their May 2018 level; and (2) the Federal Reserve Board will not be further increasing interest rates.

As we did beginning in 2018, we would continue to allocate interest to reserves, minus the taxes that we estimate will be paid on the interest, so the operating portion of the budget will not subsidize the reserve portion of the budget. This will lessen pressure on the 2019 operating budget and reduce the likelihood of a deficit.

- Landscape. Discretionary landscape expenditures Account 61557 would be increased from \$38,000 to \$41,000. This would allow work on neglected perimeter areas and the pruning and removal of large common-area trees that are encroaching on buildings.

An additional \$3,500 would be appropriated for Account 61570 Landscape Replacement, which was created to allow for unplannable and uninsurable events, such as storm damage and contractor damage.

Further increasing the landscape budget, \$2,000 would be appropriated for Account 61188 Tree Service. That account would be restored to our budget for landscape expenses that are related to maintenance and reserve projects, such as brush removal to allow room for painting and roof replacement. In prior years, project-caused expenses were sometimes identified and worked into our landscape budget, but more often they were not. Failure to plan for these expenses resulted in landscape budget stress and sudden requests that they be charged to maintenance or reserve budgets, where they were also unanticipated. Our creation of a special budget account for these expenses would help us to avoid these problems – by requiring us to plan for and fill this line item.

- Management. 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 thereafter according to changes in the Consumer Price Index for urban workers (CPI-W) for the metropolitan Washington, D.C., area. Under this formula, our 2018 management fee was set at \$76,559.28. It is likely that our agreement will be renewed in 2019 based on the same CPI-W annual adjustment. A CPI-W increase of 2% during 2019 is a reasonable assumption. Thus, our projection for 2019 is $[\$76,559.28 \text{ (2018 Actual)}] [1.02] = \$78,090$.

- Painting. Exterior painting is budgeted at \$88,580 and increase from the \$77,374 budgeted in 2018. We will be using high quality contractors in 2019 as we did in 2018, so the 2019 increase is largely due to the increased number of units in Courts 9-12.

- Carpentry. Carpentry is budgeted at \$23,201, an increase from the \$13,850 budgeted for 2018 and a decrease from the \$24,320 spent in 2017. Part of the budget increase is due to the increased number of units in Courts 9-12, but most of the increase reflects underlying trends.

We expected carpentry expenses to grow as the community aged, but it has been growing faster than anticipated because we are now (1) doing unanticipated catch-up carpentry work and (2) trying to spot needed work before damage results. Our need for catch-up carpentry work is in large part due to our past use of (a) painting contractors whose inadequate surface preparation added to wood rot and (b) carpenters (sometimes subcontractors of the painters) who turned to lower quality wood when hard wood became expensive in prior decades. Our more expensive carpentry work also reflects our 2016 decision to gradually replace wood with PVC as repair needs are detected, after observing that our painted wood blends well with newly installed PVC. We will hopefully continue to use higher quality painting contractors from here on. Carpentry and painting can be expected to trend downward as catch-up work ends and we gradually replace wood with PVC, which never rots or requires painting.

- Health Insurance. Account 71070 Employee health insurance cost is budgeted at \$29,150, in comparison to the \$29,246 budgeted in 2018 and the \$27,044 spent in 2017. After our employees became unable to piggyback on Cardinal Management's plan in 2014, they have received small group coverage from CareFirst Blue Cross. This type of coverage has experienced higher than average rate increases.

The most recent (2018) CareFirst increase was only 1.53%, in comparison to the huge 23.6% increase for 2017. This indicates that the worst of the small group policy increases is behind us. A safe bet would be an increase of 5.7%, which is the median of the actual 2018 increase (1.53%), the CMS.gov projection (5.7%), and the Center for Health and Economy projection (6.9%). Thus, the estimate for 2019 is $[\$27,578.04 \text{ (2018)}] [1.057] = \$29,149.99$.

- Reserves. The proposed budget would provide for a replacement reserve contribution (including contingency and interest on reserve accounts) of \$673,851, in comparison to \$649,061 budgeted for 2018. Due to losses in 2015 and 2016 that were not completely offset by the surplus of 2017, our budget would continue to increase our contingency reserve, although at a slower pace.

Reserve Funding Needs

The Glen's reserve funding is based on an exceptionally well-designed reserve study. 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.

It is better to err on the upside of reserve funding than the downside. Estimation of useful lives and replacement values of assets like sewer pipes and slate roofs has some art mixed in with the science. 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. On the other hand, if we find that we have over-estimated replacement needs, the funds will still be available for return to owners or the financing of upgrades.

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 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.

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 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).

The Glen has been making progress toward fully funding its reserves. At the end of 2017, our audited replacement reserve (contingency reserve excluded) was \$2,486,732, in comparison to \$2,286,644 at the end of 2016. This was sufficient to fund only about 35% of the \$7,036,347 depreciation that our 2013 reserve study estimated would accrue at the end of 2017, but this is up from the 33% at the end of 2016 and the 28% at the end of 2015. While the Glen is making progress toward fully funding its reserves, it has a way to go yet.

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 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 replacements. According to our reserve study, the Glen can attain 94% funding of its reserves in 20 years from 2013 (the time span of the projection) by maintaining a schedule of annual reserve contributions that exceed 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.

The budget for 2019 is evidence that we can fulfill this projection. The 2019 budget provides for a contribution (including interest) to replacement reserves of \$665,451. This would substantially exceed the inflation-adjusted depreciation of \$356,123 that our Glen 2013 Reserve Funding Projection (posted to our website) estimates will accrue in 2019.

Reserve Study Estimates vs. Actual Reserve Expenditures

Reserve studies provide an estimate of what we should add to reserves yearly to be able to replace our assets as they wear out. Over the term covered by a reserve study, underestimates of the replacement costs and useful lives of some assets are likely to be offset by overestimates in others.

But reserve studies are not designed to provide the last word as to when funds will be spent and work will be done. They are not a substitute for the detailed observation of the physical condition of assets and their rate of wear and tear. Nor can they predict changing preferences as to when assets should be replaced simply because they look dilapidated. 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 Budget

MANAGEMENT	ACCOUNT	2017	2018	2019
ACCOUNT	NAME	Balance After Audit	Budget	Budget
	INCOME			
30100	Assessment Income	1,561,932.00	1,607,228	1,652,140
30270	Interest	18,694.33	24,435	42,400
30290	Bad Debt Recovery	8,065.55	0	2,000
30171	Late Fees	1,000.00	1,750	1,300
30190	Pool Income	400.00	375	375
30260	Misc. Income	170.00	0	80
	Total Income	1,590,261.88	1,633,788	1,698,295

	ADMINISTRATIVE and MIS-CELLANEOUS			
51020	Postage	400.67	70	196
51030	Office Expense	980.43	1,685	1,180
51031	Copying/Printing	2,478.70	1,870	1,712
51050	Training & Education	0.00	100	100
51250	Entertainment & Social	89.77	65	256
51500	Misc. Expense	3,322.09	2,000	2,647
51550	Misc. Administrative	14,558.95	12,585	3,958
51110	Auditing, Taxes, and Accounting	6,850.00	7,050	7,050
51090	Legal Fees	12,904.44	15,000	17,000
51092	Legal Fee Reimbursement	(3,115.50)	(4,350)	(4,760)
51120	Management Fee	75,353.64	76,861	78,090
51125	Management Schedule B			11,299
51106	Professional Fees	24,785.25	35,000	28,800
51000	Telephone & Related	3,701.64	3,721	3,726
	Total	142,310.08	151,657	151,254
71050	INSURANCE	71,576.68	75,774	74,830
	EMPLOYEES			
61420	Maintenance Payroll	92,933.93	92,671	95,930
61301	Fed. FICA Tax	5,539.07	5,746	5,948
61308	Fed. Medicare Tax	1,345.79	1,344	1,391
61302	VA Unemployment Tax	20.80	62	41
61303	Fed. Unemployment Tax	84.00	84	84
71070	Group Insurance [Health]	27,044.34	29,246	29,150
61300	Payroll Administration	6,790.16	6,847	7,049
61360	Uniforms	941.58	150	200
61431	Temporary Help	1,225.00	7,000	5,500
	Total Payroll	135,924.67	143,150	145,293
	UTILITIES			
71030	Electricity	9,852.22	10,396	10,000
71010	Water/Sewer	180,489.01	190,462	186,322
	Total Utilities	190,341.23	200,858	196,322
	POOL COMPLEX			
61150	Pool Contract	37,587.00	38,809	39,117

61145	Pool Repair and Maintenance	5,578.28	14,400	11,620
61156	Pool Furniture	1,090.74	1,100	1,100
51258	Pool Committee	2,409.93	2,500	2,700
	Total Pool Complex	46,665.95	56,809	54,537
	LANDSCAPING			
61180	Landscaping Maintenance Contract	73,812.00	74,544	69,639
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]	9,188.24		2,000
61560	Landscape Improvements	17,165.64		
61557	Landscaping Non-Contract		38,000	41,000
61570	Landscape Replacement [Damage from Contractor Negligence or Weather]		2,500	3,500
	Total Landscaping	100,165.88	115,044	116,139
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating			
61310	Exterior Painting	90,999.99	77,374	88,580
61284	Carpentry	24,320.00	13,860	23,201
61200	Property Repairs	21,332.92	32,000	32,000
61460	Roof Repairs	28,425.50	17,000	31,073
61010	Vehicle Expenses	781.26	997	979
61247	Playground Equipment	0.00	1,500	9,900
61370	Damage Claims	(2,298.64)	10,317	7,163
61504	Miscellaneous Supplies			
	Total Repairs & Maintenance	163,561.03	153,048	192,896
	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	2,943.00	3,658	3,465
61581	Snow Removal	4,920.00	10,344	10,038
61250	Trash Removal	67,482.12	69,254	68,214
	Total Contracts	75,345.12	83,256	81,717

50400	BAD DEBTS EXPENSE	4,092.90	0	2,552
	INCOME TAX ACCOUNTS			
71140	Income Taxes	2,232.00	5,131	8,904
95000	Provision for Income Taxes			
	TOTAL EXPENSES	932,215.54	984,727	1,024,444
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	606,226.00	618,957	631,955
90005	Replacement Reserve Interest	18,694.33	19,304	33,496
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	8,400.00	10,800	8,400
	Total Reserve Contributions	633,320.33	649,061	673,851
	GRAND TOTAL EXPENSES	1,565,535.87	1,633,788	1,698,295
	SURPLUS (- DEFICIT)	24,726.01	0	0

PROPOSED FEE SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone (\$1,652,140), multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar. Due to rounding, the percentage changes in assessments experienced by differing unit types may differ year-to-year from the overall average percentage change (2.8% in 2019):

Unit Type	% Ownership	2018	2019
Arlington	.00379	\$508	\$522
Barcroft (I)	.00243	\$325	\$335
Barcroft (E)	.00250	\$335	\$344
Braddock (I)	.00195	\$261	\$268
Braddock (E)	.00202	\$271	\$278
Clarendon (I)	.00297	\$398	\$409
Clarendon (E)	.00304	\$407	\$419
Dominion	.00351	\$470	\$483
Edgewood (I)	.00263	\$352	\$362
Edgewood (E)	.00270	\$362	\$372

Juror Qualification Process To Begin In Arlington



The Arlington Circuit Court will soon begin its annual juror qualification process. Juror questionnaires will be mailed early this month to randomly selected registered voters in Arlington County. These questionnaires are used to qualify residents of Arlington County for jury duty, which begins January 1, 2019 and ends December 31, 2019. If you receive a questionnaire, it must be completed and returned within 10 days of receipt. Completing the questionnaire online is a secure and convenient option. Qualified residents may be summoned for jury duty during 2019.

In accordance with Virginia state law, questionnaires are mailed out annually to a random selection of Arlington County residents who are selected from registered voter rolls provided by the State Board of Elections. Jury commissioners appointed by the court review the questionnaires to determine eligibility for service according to criteria established by the Virginia General Assembly.

For more information about jury duty, including a list of individuals who are exempt from serving, please visit <https://courts.arlingtonva.us/circuit-court/jury-duty/>.

Steps to follow if you receive a Juror Questionnaire:

- Read the entire questionnaire carefully, front and back, for detailed instructions.
- Using your candidate ID number printed on the questionnaire, visit the secure juror website <https://ejuror.arlingtonva.us/> to complete and submit the questionnaire online. If using this option, do not mail the form in.
- However, you may instead mail the completed form as instructed in the questionnaire.
- The questionnaire is not a summons to appear so please do not call the Clerk's Office asking to be excused from jury duty. Excuses will be considered at the time you are actually summoned to serve as a juror.
- ***You are required to complete and return the questionnaire within 10 days of receipt. Please complete the form online to save resources.***
- Failure to respond to the questionnaire may result in your being summoned to court to complete the form in person.

The normal term of service, should you get called for jury duty, is one day or one trial. The average length of a trial is one or two days, but trials may last longer. Jurors must be available between 9:00am and 5:00pm during their period of service, subject to change by the court. Jurors receive \$30 each day they report for reimbursement expenses.

For more information, contact Lynn Pollock, Jury Coordinator, at 703-228-3124.

SHIRLALA MUSIC FESTIVAL

Justin Trawick &
The Common Good 6.14

19th Street 6.21

Soultet 6.28

Dan Haas Band 7.12

Llyod Dobler 7.19

Michael Scoglio 7.26

Gin Rickey's 8.2

Justin Trawick &
The Common Good 8.9

Driven to Clarity 8.16

EVERY THURSDAY 6:30-8:30 PM
SHIRLINGTON PLAZA AT CAMPBELL AVE



**Please note there will be no concert on
July 5th in observance of Independence Day.

Fairlington Glen Contact List (August 2018)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	VACANT			
Vice President	Bill Layer	4110 S. 36th	703-933-9197	wlayer@aol.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	wdworsley@gmail.com
At Large	Lee Henry			henryleejeff@gmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe (Court 10)			
1 (27 units)	Melissa Woodson	3501 S. Stafford, #A1	202-631-0618	melissawoodson1@gmail.com
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	eoconnor27474@gmail.com
4 (23)	Jason Ford	4129 S. 36th	314-495-6525	jkeppgoing@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)	Michael Wells	4208 S. 36th	571-429-1018	mike_8453@yahoo.com
8 (16)	VOLUNTEER NEEDED			
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	bob1.patrician@gmail.com
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.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@gmail.com
Basketball	Patrick Murray	4144 S. 36th	703-931-7178	pkmurray@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	Barbara Dean			glenlandscaping@gmail.com
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	msovero@yahoo.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	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	c.lewis@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 (such as sink back ups), absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).

August 2018

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

September 2018

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