



The Glen Echo

Newsletter of Fairlington Glen

December 2008

State of the Glen

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As President of the Glen Board of Directors, I'd like to offer my view of our community as we wind down calendar 2008 and prepare to head into the coming year.

First, I want to thank **Alison Burns Trimble** for her service on the board over the last three years. In addition to that work, she has taken responsibility for our Glen Echo newsletter. Maintaining a monthly publication schedule requires pushing the rest of us for content, as well as developing much of it herself. She has also moved us toward the technological present by establishing the **Glen's Yahoo group** and staying in touch with **Ron Patterson**, who maintains Fairlington's web presence. Thanks, Alison.

Last fall and continuing into 2008, we have had an aggressive program to resolve our outstanding sewer lateral problems. With our new contractor, **US Sewer and Drain**, we have lined 20 laterals, replaced 2 with **Dwyer**, and installed outside cleanouts in most cases.

Some have been easier and less inconvenient than others, but we have done this work to avoid what had been an ongoing problem for some co-owners, and a continually costly problem for us all. With luck we will have the last of those laterals finished by the end of the coming year.

We have continued to replace roofs, adjusting our long term schedule to deal with cash flow issues, but remaining on the way to completing that schedule over the next decade.

We continue to paint four courts – flashing, doors, porches and other areas – every year. We have used a new contractor for the last two years. This job also causes some inevitable inconvenience for affected co-owners, but I think that most would agree that the numbers of problems we have encountered with sloppy or poor quality work are much reduced from earlier years. And we have been happier with the price.



Glen Board 2009:

- Kathy Clatanoff**
- John Fuller**
- Bob Patrician**
- Margaret Windus**
- Jasper Thomson**

Last month we started a huge undertaking which will be critical to the future of our community – the reconstruction of our pool complex buildings. Just our luck to start such a project as the economy wallows in growing difficulties. As with other things that we have had to face, we really had no choice but to bite the bullet. The pool is the largest amenity our community offers us. While we have been able to stave off a number of problems, including squirrel invasions, we chose not to find out how you would react if our equipment failed and we had to close the pool for six weeks in the middle of summer.

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This project will also afford our employees a vastly superior workplace which will let them serve our community even more effectively than they have been able to this point.

Nelson Ordonez and Maria Castro have given long and diligent service to the Glen. I know that everyone that works with them in any way tells me how great they are. We truly appreciate it. Next year, they'll be able to enjoy a workplace fitting that opinion.

I think I can speak for my fellow Board members when I say that we regard the trust that the community places in us as nearly sacred. As you know from the recently approved budget, the Glen is a more-than-a-million-dollar enterprise. Nearly all of our income is paid by co-owners in the form of monthly fees – taxes on your homes because you own property in the Glen. We recognize that we owe each and every one of you transparency in our decision making process and an assurance that we take care to spend your money well.

The members of your board of directors strive to make good decisions, openly and with the input of the community to help guide our way. We have taken many managerial responsibilities upon ourselves. We have not depended upon our contractors. We have given **Cardinal Management** a real run for their money – or ours – in trying to work with a group which refuses to make decisions without information, and yet wants to make most of its own decisions in a very timely way. I think that **Terry McGuire**, our management agent, will tell anyone who asks that we can be a collective pain at times. However, I think we are working toward a good functional relationship as we complete our second year with Cardinal.

We have, however, one glaring problem. We don't have enough of you, the residents of the Glen, involved in the operation of the Glen.

I don't know whether it's our comeuppance for how we try to do business or what. We try to keep our hands on contracts rather than simply allow the management agent to handle them, or to give free rein to those contractors to manage their work for us.

This is our Catch-22. In 2005, the community took the Board to task for raising fees by 10% and yet operating without sufficient information to explain why. We knew that we had increasing costs, but with very little effort it became clear that we were not doing everything we could to control or, in too many cases, even correctly account for those costs.

The Board elected in 2005 took those problems on – head on. As many people demanded, we put every major contract out for bid - except trash collection. We made some changes. And, as you can see from the financial reports and 2009 budget material, including a reserve study, we have tried to do a better job with your tax dollars. We have also updated the bylaws for the first time in 35 years, and thank you for your overwhelming approval of them.

We have been asked by our community to undertake the work that makes it possible for the Glen to function. Many are happy to give the Board credit for the time we put in and the responsibilities we undertake. We try to take the high road, be open to ideas, new or otherwise; comments, positive or otherwise; criticism, constructive or otherwise. And, yet, at times it can still seem like a thankless task.

Being a member of the Board is a bit like being a community organizer. It's not easy to get the members of our community to volunteer to do what needs to be done. We can't pay them and yet we need everyone out there if our community is to function at full capacity.

So please, as you go about your undoubtedly busy daily lives, please consider if there might be a place where you might put some energy to help the Glen be the kind of community that we all want to live in.

We need your participation. Call us.

Happy holidays to all.

Bob Patrician, President

December 2008

**AWARD TO COURT 6
 MOST IMPROVED WATER USAGE, FAIRLINGTON GLEN
 NOVEMBER 6, 2008**

COURT 6 IS CELEBRATED FOR THE MOST IMPROVED WATER USAGE OVER THE PAST YEAR. ITS WATER USAGE IN THE FOUR QUARTERS ENDING IN AUGUST 2008 DECREASED 41% OVER THE PREVIOUS THREE YEAR AVERAGE, PRIMARILY BECAUSE OF FIXING WATER LEAKS IN UNIT PLUMBING SYSTEMS. THE GLEN BOARD APPLAUDS THIS EXAMPLE OF GOOD CITIZENSHIP WITHIN FAIRLINGTON GLEN.



Bob Patrician, President, presenting the award to Court 6 resident **Sandy Heaton** at the Annual Meeting in November.



Since water costs account for about 23% of the Glen’s operating budget, we are focusing on efforts to reduce water usage. One of the things that can have a major impact is fixing a leaking toilet.

How do you know if your toilet is leaking? There are a number of things to look for.

- You have to jiggle the handle to make the toilet stop running.
- There are sounds coming from a toilet that isn’t being used.
- You have to hold the handle down to flush the toilet.
- You see water trickling down the side of the toilet bowl.
- The toilet turns on the water 15 seconds or so without you touching the handle (“phantom flushing”).

The easiest way to check for a leak is to add a colored tablet to the tank, wait 15-30 minutes then check the toilet the bowl to see if the water in the bowl is colored. The Glen will distribute the colored tablets to any resident (owner or renter) who wishes to check this. Tablets may be obtained from your Court Representative or from **Sandy Heaton**. Sandy can be reached by e-mail (sandyheaton@comcast.net) or by phone **703-820-2058**.

Mike Abarelli, a plumber who has done work in the Glen, has offered to be available to fix the problem. Mike has estimated that repairs will cost between \$80-\$100 depending on the type of repair needed (due at the time of the repair). Mike may be reached at **703-864-9911**. Or, if you have a plumber who you usually work with, you may use that plumber. Renters may want to check with the owner to determine if the owner wants this done and who will pay for the service.

REMEMBER LATE FEES INCREASED TO \$25 AS OF DECEMBER 1



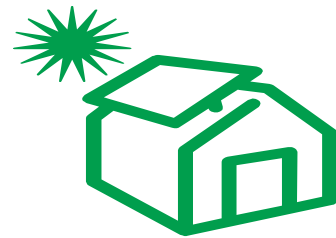
2009 GLEN MONTHLY FEE SCHEDULE

Unit Type	% Ownership	2009
Arlington	.00379	\$405.85
Barcroft (I)	.00243	\$260.21
Barcroft (E)	.00250	\$267.71
Braddock (I)	.00195	\$208.81
Braddock (E)	.00202	\$216.31
Clarendon (I)	.00297	\$318.04
Clarendon (E)	.00304	\$325.53
Dominion	.00351	\$375.86
Edgewood (I)	.00263	\$281.63
Edgewood (E)	.00270	\$289.13

I = Inside E = End

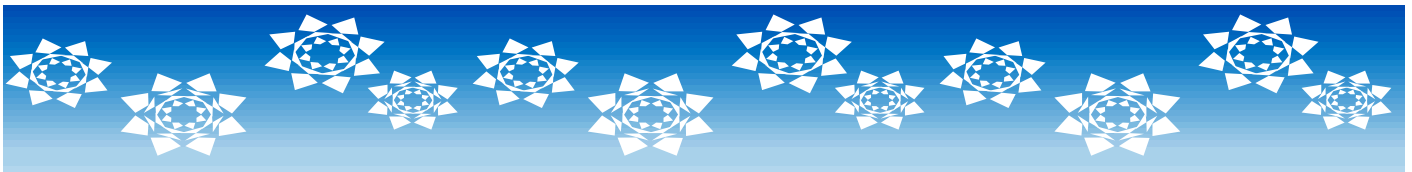
Get connected with your Glen neighbors.

Join us at Groups.yahoo.com/group/fairlington_glen or send an email to alisont@comcast.net to find out more about how to join. This is a great way to stay informed on Glen events and a helpful resource for common concerns.



You can follow the reconstruction progress of our Pool Complex at:

<http://fairlingtonglen.webs.com/index.htm>



Christmas Trees will be picked up at the curb on the following dates:

Tuesdays and Thursdays

January 6, 8, 13, and 15.

