



The Glen Echo

Newsletter of Fairlington Glen

February 2007

Pool/Workshop Task Group Begins Work

Inside this issue:

Sewer	2
Board Notes	2
County Work	3
Landscape News	3
Landscape Form	4

At its strategic planning meeting last June, the Glen Board agreed that the buildings in the pool area are in need of substantial upgrading within the next few years. Both the pool house and the office/workshop are in disrepair, provide inefficient working conditions for the Glen's maintenance efforts, and the Board believes a new or upgraded building would provide significantly improved efficiency and effectiveness for the benefit of the Glen.

With this in mind, the Glen's Pool/Office/Workshop Building Task Group held its inaugural meeting on January 18. The group's initial steps will be to determine the needs of all users of the buildings; at this time specifically targeting the pool committee and the maintenance committee.

The task group will also solicit the opinions of co-owners as it develops a proposal for a new or upgraded building. If at any time you have questions or comments about the task group, please contact Kari Boe Doyle at kariboe@aol.com or by phone at 703-845-4904

SAVE THE DATE

March 10

8:00am

Landscape Walk About



Meet with our Glen

landscaper and your neighbors at the Stafford Street Circle.



Committee Members: (Standing) Mary Helen Madden, Greg Lukmire, Nan Lukmire (Seated) Melinda Patrician, Richard Rodriguez, Kari Boe Doyle (Chair)
Not pictured: Alan Bow (taking photo); Noemi Lopez, Kristen Sneed

SEWERS AND DRAINAGE

“Pick up the garbage and keep the streets clean,” goes the old adage about how to succeed in local government. In the Glen, it might be “avoid sewer backups and keep the gutters clean.” While the Glen does not assume responsibility for water intrusion in homes, other than the limited relief that is sometimes available under our insurance policy, there are actions the Association may be able to take to make such intrusions less likely. We know water and sewage in basements are both very unpleasant occurrences that we, as all Fairlington villages, have experienced over the years.

After 30 years of dealing with sewer and drainage issues (and replacing or relining 18 sanitary sewer laterals), the Board has decided in 2007 to contract for an overall assessment of our systems. It has asked our engineering consultants, Restoration Engineering, Inc. (REI) to do a comprehensive study of our sanitary sewer system, our storm sewer system, and site drainage problems which affect particular parts of the Glen. Some of these are not new. Others made themselves known during the storms of late June and early July 2006.

The **sanitary sewer study** will examine all 56 of our sewer laterals (one entering each building) to evaluate their location, construction, material, condition, flow performance, abnormalities, and maintenance history. REI will do this working with our on-site staff using the camera we have owned for 10 years, supplemented by a locator that will enable them to map the entire system. They will evaluate each lateral and recommend replacement or relining priority for those not yet done.

The **storm sewer study** will examine the location, construction, condition, and maintenance of our storm sewers, most of which were identified in a 2006 in-house report. The study will establish the location, depth, size, material, slope, abnormalities, and maintenance history of our storm sewers, working again with on-site staff and the Glen-owned camera. REI will prepare a site plan and make recommendations for maintenance and replacement priority. As we discovered last year in partial replacement of the drain between Courts 2 and 3, a number of our storm drains are made of Orangeburg, a heavy tar paper whose life expectancy is about the age of Fairlington.

Finally, REI will investigate miscellaneous **drainage problems** identified by co-owners, they will visit the site after heavy rains to observe problem areas, and will gather data and make recommendations on those problem areas.

Your cooperation in assisting us in this study is central to its accomplishment. **We especially seek the active participation of the units from which the 56 sewer laterals exit.** While many of these may be accessible from the external cleanouts that are sometimes present, access for others is possible only from your basement. The Board will send a letter to the owner of each low unit explaining how this study will help you and how you can help us. Please read it carefully and respond immediately, as the success of the study depends on your cooperation. We look forward to having a study we can discuss with all co-owners to understand our future needs and plans.

GLEN BOARD NOTES

Your Board held a strategic planning meeting in early January to review what the Glen had accomplished in 2006. We also talked about how to chart our course for 2007. Minutes from our two sessions last year (May 10 and June 7) are posted to our web site, as are those of the recent session on January 11.

One of the most important efforts in 2007 will be the revision of our By-Laws and other parts of our original documents. They have not been changed since 1976, and many of their provisions are overly restrictive and limiting for the Glen. The By-Laws do not reflect the many changes that have occurred in the Condominium Act of Virginia. They do not take advantage of the technological changes that have occurred in the world.

Our legal team at Rees, Broome, and Diaz is working on more modern By-Laws for the Board to consider this spring. We then want to bring proposed changes to you for discussion. We will hold a Community Forum to explain the need and rationale, with our legal team present to respond to questions.

Seventy-five (75) percent approval is required to make changes. We need each of you to participate in order to reach that daunting goal. It has been done in other Fairlington communities. With your help, we can make it happen here.

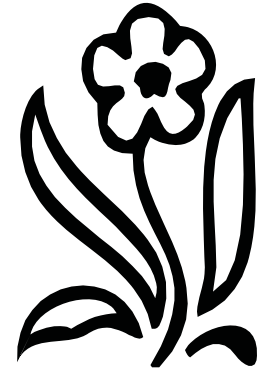
Bob Patrician, President

NEW LANDSCAPE FORM AND PROCESS

On the back page of this newsletter please find a form to be used for any landscaping requests. If you would like to have ANY garden work done in your surrounding beds, besides planting annuals, or non-invasive perennials, please complete the Landscape request form and either mail it or email to Fred and Linda Hohlweg who are heading up the Landscape Committee for the Glen this year. Their contact information is located on the form.

These requests will be given to our landscape contractor who will prepare a bid based on these requests (and any observed needs found during the Spring walk through held on March 10) for spring planting work. When the bid is received, the Landscape Committee will email it out to all the Court Representatives for comment. The goal is to approve the final proposal at the April Board meeting. This will allow for the planting to begin at the end of April should the weather permit.

Remember if you would like to maintain the shrubs in front of your unit (not have them trimmed by the landscaper) please put a “red reflector” in your bed. This informs the crew to skip your unit when doing regular maintenance.



COUNTY TREE TRIMMING AND WATER MAIN WORK



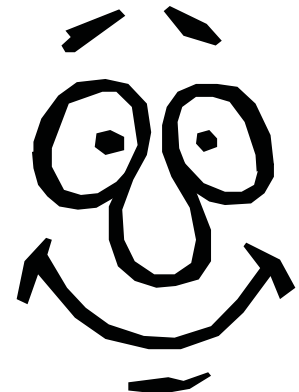
Arlington County began trimming street trees along Stafford in late January. The work continues into February with the removal of a tree along Utah Street near Ct. 9. The water main replacement project continues along Stafford and will commence on 35th Street soon. Please watch for “No Parking” signs along the street.

INFORMATION FROM CARDINAL MANAGEMENT

We regret that those of you who signed up for direct deposit of your assessments nonetheless received coupon books. Cardinal, your new management company, has assumed responsibility and will cover the costs for those printed in error. If you choose to pay your fees through a Web service, please make sure to put the account number from the coupons on the check. Thank you.

Reminders: Beth Cousino, Management Agent 703-569-5797 X 5010
email at b.cousino@cmgmt.com

EMERGENCY AFTER HOURS 24/7 **1-866-370-2989**



Fairlington Glen

Common Area Landscape Request Form

Some residents may wish to change or improve the landscape in the mulched beds adjacent to their units. Such changes may be in the form of shrub/tree removals or additions. In order to maintain a harmonious landscape appearance, residents should complete the following form and submit to the Glen Landscape Committee. All requests at association expense will be considered and if approved will be completed as funding allows.

Requests for consideration for spring planting must be received by March 3, 2007.

Requests for consideration for fall planting must be received by July 15.

Please return completed form to the Glen Landscape Committee at 3545 S. Utah St.

or you may email your request to hohlweg@verizon.net.

PLEASE PRINT

Name of Resident(s): _____ (Co-owner or tenant)

Address: _____ Court # _____

Phone Number: _____ Email _____

Request removal of shrub or tree

Request installation of a shrub or tree

Request to install at own expense the following tree or shrub

Request to make any other change

Please indicate your requested change by checking the appropriate line(s) above and describing the proposal(s) and the location(s):

Other units impacted by proposed changes?

Known support or opposition for changes?

