



# The Glen Echo

Newsletter of Fairlington Glen

February 2017

## Volunteer Opportunities Await

Our community can only continue to be such a vibrant and lively place to live by having its residents volunteer to serve. Fresh eyes are always needed to help steer the direction of the Glen into the future. It's a new year, and if you've resolved to volunteer then there are opportunities here at home.

Board members serve three-year terms. This requires a monthly formal Board meeting lasting two hours at the Fairlington Community Center. Between meetings, Board members interact with Glen residents, co-owners, and our property manager. Day-to-day details of our community are handled by Candace Lewis of Cardinal Management and our onsite staff, Nelson Ordoñez and Maria Castro. Board members must be co-owners and candidates should possess a community perspective and the energy necessary to get the job done. It may help to have some familiarity with Glen fiscal and policy matters, and it helps to have an open mind, a penchant for conflict resolution, and a willingness to take responsibility for decisions. Serving on the Board can be one of the most rewarding ways you'll volunteer your time in the Glen.

Co-owners and renters may also consider serving on a committee or as a court representative. Volunteering doesn't take much time from your hectic schedule. The Glen is an excellent neighborhood with residents of all ages and backgrounds. Prior volunteers have assured that today we continue to live in a beautiful, well-maintained community. You've invested in the community, so go ahead and take the next step to volunteer.

### **Top 5 Reasons To Volunteer**

1. Protect your self-interests and property values. Maintain the quality of life in the community.
2. Be sociable. Meet your neighbors, make friends, and exchange opinions.
3. Give back. Repay a little of what's been done for you.
4. Have fun! It is fun accomplishing good things with your neighbors.
5. Try some altruism. Improve society by helping others.

*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](mailto: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.

# Environmental Issue Update



On January 10, 2017, the Glen Board met in executive session with the environmental attorney hired to represent the community in the ongoing issue of the chemical intrusion in groundwater caused by a dry cleaner. Following the executive session, Trent Zivkovich of Whiteford, Taylor & Preston, joined by the firm's Kevin Kernan, met with co-owners and residents.

At its monthly meeting later that night, the Board approved an extension of the Limited License/Hold Harmless Agreement to allow ECS Mid-Atlantic to continue testing in the Glen through June 2017. ECS has proposed more outside drilling down into the groundwater in Courts 1, 2, 14, and along the side of Court 15 that backs onto Court 14. At this time, the Board is awaiting signatures on the document from ECS and its attorneys.

Board President Jay Yianilos is preparing a letter for co-owners and residents that will provide additional updates to the situation and include an invitation to the next community meeting, to be held this month, to further discuss the matter. Co-owners are urged to check their mail in the coming days for this important letter. In addition, a notice for the meeting will be distributed to residents in Courts 1, 2, 13, 14, and 15.

## Arlington County Announces 2017 Paving Plans

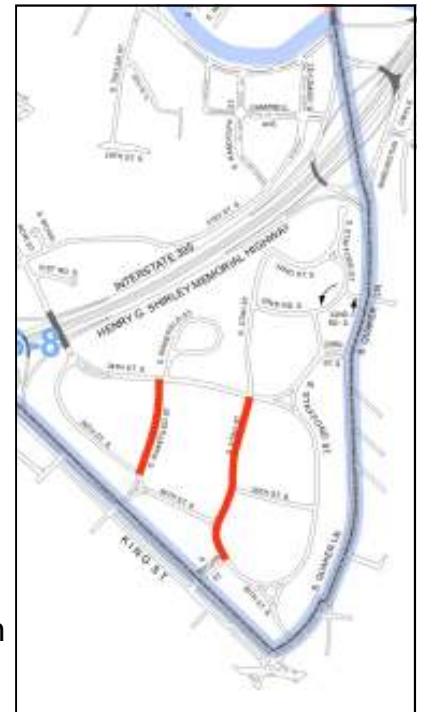
Arlington County has announced its plans for street paving for 2017, and only a small portion of streets in the Glen are included this year.

As you can see in the map to the right, a portion of S. 36th Street (near Court 10) and a portion of S. Utah Street (near Court 9), identified in red, are to be milled, paved, and re-striped this year.

The County typically mills the top inch and a half to two inches of the existing pavement and then applies a hot-mix asphalt to resurface older, deteriorated streets. Their paving program runs from March to November.

A notice letter will be mailed to all residents included in the paving project map about four to six weeks in advance of the start of the annual paving operation. Additionally, door hangers will be distributed to affected residents with more specific information 48 hours prior to the paving of their street.

If you have any questions or concerns, please direct them to Arlington County by contacting Francis Soulamany at 703-228-7822 or Reza Hafezi at 703-228-7823.



# Details On Your Condo Fee



A unit owner's annual contribution (assessment) to the expenses of the condominium is in proportion to his/her undivided interest in the common elements. The condominium declaration establishes your unit's value, which is generally proportionate to its size. Your fee is the total condominium assessment multiplied by your proportionate interest.

In addition to an annual assessment, special assessments may be levied by the Board if necessary. However, in the 41-year history of Fairlington Glen there has never been a special assessment.

Regular monthly assessments are due on or before the first day of each month. You may pay your monthly fee by automatic debit from your bank account, by bill pay, or by mailing your payment and coupon to the designated address. We encourage you to arrange for direct debit because this saves the association the expense of printing and mailing coupon books. It also saves you the need to remember to send in your monthly amount due. For a complete look at the 2017 assessment schedule and more info on how to pay your monthly fee, please check out last month's issue of this newsletter.

A late charge is assessed if the assessment is received after the 10th of the month. If your fee is not paid by the 10th of the month you will receive a letter noting your lateness and stating that a late fee is also due. If your account is more than a month in arrears you will receive a notice requesting payment within 10 days. Beyond that, your account will be referred to our attorney for collection. The Board may authorize the attorney to require that you immediately pay all monthly installments for the remainder of the fiscal year.

## Fiduciary Responsibility Is Necessary

The mere mention of fiduciary responsibility may scare some co-owners away from Board service, but it shouldn't. Managing the association's finances is one of the Board's most important duties, but it doesn't have to be complicated.

Fiduciary duty means protecting assets, budgeting responsibly, planning for the future, investing wisely, and observing laws and regulations that affect association resources. Fiduciary duty requires the Board to ensure that the assessments you pay are used properly to maintain the community and cover insurance, contracted services, utilities, and other needed materials and services. The Board is obligated to make ethical and legal decisions that best serve the entire association.

Board members fulfill their fiduciary duty by:

1. Establishing and adhering to a budget.
2. Reviewing financial statements regularly.
3. Putting policies in place to reduce the risks of fraudulent activity.
4. Hiring an accounting firm to perform an annual audit.
5. Adopting an investment policy.
6. Conducting a reserve study and updating it regularly as required.

# Landscape Committee - New Year, New Look



The Landscape Committee is hoping you will see a new and gradually improving landscape around the Glen in the coming months.

Several large projects were completed at the end of 2016, including major tree trimming and cleanup around the Quaker Lane and King Street perimeters AND some trimming & pruning of trees & shrubs and cleaning up of debris in beds in some of our courts. Ten trees and several small shrubs were planted in needed areas.

The committee plans to do much more in 2017 including planting more shrubs & perennials and updating flowerbeds. This is where they can use your help. If you can, please consider a family project of picking up sticks, raking leaves or debris, picking up any trash, or removing dead plants from your immediate area or courtyard. That will be much appreciated.

Also, if you like to garden, please read the Red Reflector Club Form on our website. Conversely, if you are a red reflector club participant, but no longer have the time or passion for it anymore, the committee will take it over and restore your plant bed. The future goal of the Landscape Committee is to have attractive, well-maintained beds for all to enjoy.

Later in the spring there will be a fun cleanup and planting day planned that will include food & prizes for those who participate. Keep an eye on future issues of the newsletter for more info.

Together, we can make the Glen the best (and prettiest) place to live!

To share input with the committee, please email [glenlandscaping@gmail.com](mailto:glenlandscaping@gmail.com).

## When It Comes To Recycling, Empty & Rinse

Our trash/recycling contractor, Capitol Services of Virginia, asks that you please:

1. Empty and rinse all food and liquids from plastics, aluminum, and metal cans; however, it is not necessary to remove the label.
2. Don't scrub your recycling donations clean, but please take the time to empty their contents before you toss them into the bin.



Neither Capitol nor the recycling center will clean these items for you, so as a result your food-filled recycling is just a wasted effort. Food contamination can cause an ENTIRE batch of commingled recyclables to be rejected.

Many thanks for your attention to this matter.

# THE GLEN 10

## 10 Q's & A's

with

## Eric Stephenson



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 interview Eric Stephenson, a Court 3 co-owner.

**1. Congratulations! You and your family have recently grown. Can you tell us more about your family and the newest**

Court 3's Eric Stephenson (right) with his wife Lynn (left) and son Russell (center) at a baseball game.

**addition?** "Thank you. Yes, Lynn and I have a new addition, Rosemary. She was born in early December. Rosemary's big brother Russell will be four in a few months."

**2. How long have you been living in Fairlington Glen? What model do you own?** "I have lived in Fairlington Glen since 2006 in an Edgewood model."

**3. What attracted you to our neighborhood in the first place?** "A friend of mine who grew up in Fairlington recommended I visit the neighborhood. I was hooked once I saw the sidewalks, trees, and solid all-brick construction."

*"I was hooked once I saw the sidewalks, trees, and solid all-brick construction."*

*-Eric Stephenson*

**4. You had thoughts about leaving and then decided to stay. What helped to change your mind?** "With an expanding family, we considered moving to a single family home; however, we like the neighbors, the location, and the friendly community. We decided to reconfigure the space to make it work for us."

**5. You recently received approval to install a rear egress window from your basement to your patio. That can be a costly project, but can certainly add value to your home. Has this work been completed yet?** "Yes, the egress window was finished in November. Installing an egress window is not an inexpensive project; however, it brings in more natural light, fresh air, adds some value to the property, and most importantly provides a second means of escape."

*(continued on page 6)*



**6. For someone else thinking about making a legal downstairs bedroom (by adding the egress window), what advice can you share?** “I would advise anyone thinking about installing an egress window to shop around and check references. Some contractors charge twice as much for the same job using the same materials. Estimates I received ranged from \$5,000 to \$10,000 for the window installation. Landscaping and refinishing the interior are additional costs to consider. When choosing a contractor, make sure they have extensive experience and warranty their work. Be prepared for potential delays due to County permits.”

*Editor’s note: An approved variance from the Board and applicable building permits from Arlington County are required to install an egress window.*



Big brother Russell Stephenson and his newborn sister Rosemary.

**7. Where are you originally from? Are you native Virginians by chance?** “I am originally from Southern Indiana, and Lynn grew up near Tampa, Florida, but spent every summer in Boston.”

**8. Please share a little bit from your resumes. Where did you and Lynn got to school and what do you both do for a living?** “I attended Purdue University. Lynn attended the University of South Florida. Lynn works full-time taking care of the kids and managing the home. I work for a relatively small company, FTS International, as an analyst and IT project lead. Lynn and I met while attending massage therapy school in Northern Virginia. We both have an interest in pursuing physical therapy as a potential career change in the future.”

**9. It seems that there are more and more young children living in our neighborhood these days, which will give your kids a chance to easily make friends in the community. How important was that for you when deciding to buy a home?** “This was a very important factor for us deciding to stay. Fairlington is a kid-friendly community. There are plenty of opportunities to make friends at the pool, parks, and community events.”

**10. Finally, we’re fortunate to live within walking distance to great shops and restaurants. What are some of your favorite nearby places to eat out and why?** “We sometimes venture to Café Pizzaiolo. We find it to be family-friendly especially on Tuesdays. We like to frequent the Great Harvest Bread Company to sample their tasty treats and take home some freshly baked bread.”

*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 [jasonyanilos@yahoo.com](mailto:jasonyanilos@yahoo.com).*



# Verizon FiOS Update

The next phase of the Verizon FiOS installation began in mid-January and continues this month in the Glen.

You've probably noticed a large number of flags in the common area grounds and some areas of the grass that have been spray painted. Those are markings made by Miss Utility crews to alert the FiOS contractor to existing underground lines, such as cable and phone.



We had a rainy month of January, and as a result of the FiOS installation work many areas of the Glen have been quite muddy and messy during the FiOS digging and burying. The FiOS contractor has been working to restore the work areas upon completion of its work. However, we recognize that many areas will need landscape attention once spring arrives.

Additional work following this current phase will include physically connecting the buried optical fiber lines to Verizon's system. Once this system is built, unit co-owners will be able to go to a Verizon website (which will be provided to all residents) that will indicate if the system is ready. Then the co-owner may contact Verizon to have a Verizon contractor come to the unit to identify an installation plan and provide a basic installation at an individual unit. Time frames for these additional steps have not yet been provided by Verizon, but will be shared with residents when the Board receives the information.

Remember, if you have any questions about the FiOS installation, please email your questions and/or comments to [fglenfios@gmail.com](mailto:fglenfios@gmail.com).

Thanks for your patience during this process.

## Home Improvement Seminar Coming Next Month



After its successful first year as the Fairlington Home Improvement Expo, the event returns for a second year with a new name and format. Don't miss the Fairlington Home Improvement Seminar on Saturday, March 4 from 9:00am to 3:00pm at the Fairlington Community Center, 3308 S. Stafford Street.

Once again, this event will showcase the advice and expertise of remodeling and repair contractors who are quite experienced with work in Fairlington. Topics may include kitchen remodeling, bathroom makeovers, window replacement, lighting & electrical upgrades, and flooring options.

This event will feature up to eight seminar sessions that will provide an opportunity for more in-depth discussion of home renovation issues and options. Sessions will begin on the hour. Seating is available on a first-come basis, and the audience will be limited based on classroom occupancy.

A seminar schedule will be posted on the Fairlington Citizens Association website ([www.fca-fairlington.org](http://www.fca-fairlington.org)) and in the March issue of the *All Fairlington Bulletin*.

This seminar is free and is open to all Fairlington residents and visitors.





## 4th Annual Fairlington 5K - Register Now

Mark your calendar now and start training for the 4th Annual Fairlington 5K Run & Walk on Saturday, April 29.

This family-friendly event will be hosted by Abingdon Elementary School and the Fairlington Citizens Association (FCA) to promote health & physical fitness AND to bring the community together for great causes - to raise money and awareness for Ellie McGinn, Abingdon's physical education program, and Abingdon's literacy program.

Ellie is a third-grade student at Abingdon and a Fairlington Arbor resident who was diagnosed in 2011 with a rare degenerative brain and spinal cord mitochondrial disease for which there is no known cure. Proceeds from previous races have helped the family's foundation, "A Cure For Ellie," kick-start research at the Kennedy Krieger Institute in Baltimore that aims to cure Ellie's disease.

Plus, a silent auction on April 21 from 6:00 to 8:00pm at the Fairlington Villages Community Center, 3005 S. Abingdon Street, will help to raise funds for "A Cure For Ellie" and the Abingdon Elementary School PTA.

Participants can take part in the 1-mile Fun Run or 5K (3.1 miles) through Fairlington. Part of the 5K course even comes through the Glen. If you can't participate, perhaps you can help cheer on the runners and walkers.

Early bird registration rates (thru 2/28) for the 5K are \$30 for adults, \$15 for kids 6-16, and FREE for children 5 and under. Starting March 1, registration rates for the 5K will be \$35 for adults, \$20 for kids 6-16, and FREE for children 5 and under.

Costs for the 1-mile fun are \$15 for adults, \$12 for kids 6-16, and FREE for children 5 and under.

Participants will receive t-shirts. And dogs and strollers are welcome. For more information, please visit [www.fairlington5K.com](http://www.fairlington5K.com)

## Fairlington Home & Garden Tour

Several volunteers and two co-chairs have stepped forward to lead the Fairlington Historical Society's (FHS) 2017 Home & Garden Tour on Saturday, May 13.



Mark your calendar and plan to attend. You'll get a chance to see recently-remodeled homes and patios in both North & South Fairlington. Plus, you can get details about the work from the co-owner or contractor in the event you get the remodeling bug.

The FHS is currently seeking homes and patios of all styles and types to feature on the tour as well as additional volunteers. If you have any ideas, please contact Patty Clark of the FHS at [pclark620@gmail.com](mailto:pclark620@gmail.com) or 703-820-7328.

## Fairlington Glen Contact List (February 2017)

### BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Vice President	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	<a href="mailto:wdworsley@aol.com">wdworsley@aol.com</a>
At Large	Lee Henry			<a href="mailto:henryleejeff@gmail.com">henryleejeff@gmail.com</a>

### COURT REPRESENTATIVES GROUP (CRG): Meets as called

Co-Chairpersons	Carol Goodloe (Court 10) & JoAnn Haveland (Court 3)			
1 (27 units)	Matthew Riggs	3507-A S. Stafford	865-414-3846	<a href="mailto:mriggs2@comcast.net">mriggs2@comcast.net</a>
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	JoAnn Haveland	3581 S. Stafford, #B1	703-379-9810	<a href="mailto:jahaveland@comcast.net">jahaveland@comcast.net</a>
4 (23)	Therese Rose	4123 S. 36th, #A1	215-301-9191	<a href="mailto:theresemaddenrose@gmail.com">theresemaddenrose@gmail.com</a>
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	<a href="mailto:fdferraro1@verizon.net">fdferraro1@verizon.net</a>
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann@gmail.com">jmwiedemann@gmail.com</a>
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	<a href="mailto:anna-reilly@hotmail.com">anna-reilly@hotmail.com</a>
8 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	<a href="mailto:anna-reilly@hotmail.com">anna-reilly@hotmail.com</a>
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	<a href="mailto:roxannesykes@comcast.net">roxannesykes@comcast.net</a>
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	<a href="mailto:bob.patrician@comcast.net">bob.patrician@comcast.net</a>
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	<a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
14 (14)	Ellen McDermott	4206 S. 35 <sup>th</sup>	703-575-7864	<a href="mailto:ellenmcdermott@yahoo.com">ellenmcdermott@yahoo.com</a>
15 (36)	Mike Hahn	4270 S. 35th, #A2	703-578-3138	<a href="mailto:mhahn10262@cs.com">mhahn10262@cs.com</a>
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>



### Other Coordinators and Committee Chairs:

Archivist	Margaret Windus	3525B S. Stafford	703-379-1718	<a href="mailto:bowindus@gmail.com">bowindus@gmail.com</a>
Basketball	Patrick Murray	4144 S. 36th	703-931-7178	<a href="mailto:pgmurray@att.net">pgmurray@att.net</a>
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Landscape				<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool	Dennis Farrell	4209 S. 36th	703-678-8410	<a href="mailto:dennislawrencefarrell@yahoo.com">dennislawrencefarrell@yahoo.com</a>
Recreation Passes	Nan Lukmire	4234 S 35th	703-578-4844	<a href="mailto:glenpoolpass@gmail.com">glenpoolpass@gmail.com</a>
Tennis	Will Smith	3525 S Utah	703-578-1076	<a href="mailto:willregina@verizon.net">willregina@verizon.net</a>
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Yahoo	Alison Trimble	4280 S 35 <sup>th</sup>	703-931-7096	<a href="mailto:alisont@comcast.net">alisont@comcast.net</a>
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	<a href="mailto:fairlingtonglen3m@verizon.net">fairlingtonglen3m@verizon.net</a>
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	<a href="mailto:c.lewis@cardinalmanagementgroup.com">c.lewis@cardinalmanagementgroup.com</a>

**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 (such as sink back ups) under its Bylaws, absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).***

# February 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Happy Groundhog Day! 	3	4
5	6	7 Landscape Meeting - 7pm/FCC	8	9	10	11
12	13	14  Board Meet- ing - 6:45p/ FCC	15	16	17	18
19	20 	21	22	23	24	25
26	27	28				

# March 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Landscape Meeting - 7pm/FCC	8	9	10	11
12 	13	14 Board Meeting - 6:45p/FCC	15	16	17 	18
19	20 	21	22	23	24	25
26	27	28	29	30	31	