



# The Glen Echo

Newsletter of Fairlington Glen

January 2007

## IMPORTANT! GLEN MANAGEMENT TRANSITION STEPS

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To initiate the transition to Cardinal Management Group, Inc., in mid-December we each received a welcome letter from Cardinal providing information on how to sign up for direct debit or initiate on-line bill payer accounts, and a form to return with homeowner information, including home and work phone numbers. Because there were a number of options involved and a number of requests for information, we'll review the requests here so you can check to see that you've done everything you need to for a successful transition to Cardinal.

*In addition, we want to let you know that we are not going to assess late fees for the month of January.* Some confusion is inevitable during transition to a new management company (this is our first one in 18 years) and we want to give you enough time to get your information and January payment in. We would appreciate it, however, if you each took this opportunity to check and see that your payment process for assessments is in place and, if not, to put it in place now. These are the steps you need to take—

**Homeowner Information Form.** Fill out the Homeowner Information form included in the mid-December welcome letter from Cardinal and send it to Cardinal Management Group, 4330 Prince William Pkwy, Suite 201, Woodbridge, VA 22191 Attn: Melissa Winter.

**Homeowner Information Form Substitute.** If you have not sent in the form and no longer have it, send the following information to the above address—owner's name and address, Glen property address, and home and work phones.

**Direct Debit Form.** Complete a direct debit form for payment of assessments if you wish to and have not already done so. If you need another direct debit form, one may be found on the Cardinal website [www.cmgmt.com](http://www.cmgmt.com) (double click on "Contact Us").

**On-Line Bill Payer.** If you wish instead to use an on-line bill payer account, notify your bank of your new account number and payment mailing address (found on the January payment coupon).

**Lease.** If your unit is rented, please enclose a copy of the lease, as well as the tenant's name and phone number(s).

You can help the Glen by requesting direct debit or on-line bill payer for your assessments (the Board thanks the nearly 50% who have done so in the past), thus saving on coupon book printing and mailings and on delinquency letters. Direct deposit is more cost-effective for the Glen and assures that your assessment is received on time. We will mail coupons this month to those who do not choose direct debit or on-line bill payer.

Thank you for helping the Glen in its move to a new management company. Your Accounting Representative, should you have any questions about the above, is Katie Francis, who can be reached at 703-569-5797 X 5028 or by email at [k.francis@cmgmt.com](mailto:k.francis@cmgmt.com).

**NEW GLEN  
24 HOUR  
EMERGENCY  
NUMBER**

**1-866-  
370-2989**

**SAVE  
THIS  
NUMBER**

## WELCOME TO CARDINAL !

We welcome Cardinal Management Group, Inc. as our new management company effective January 1. Our Community Manager is Beth Cousino (phonetic KUSH-no), who is an experienced and capable manager of both facilities and people. She has been involved in the management of real property since 1993. Before becoming involved with community management, Ms. Cousino was engaged in the home maintenance and remodeling industry, specializing in relocation, rental, and foreclosure properties. Her construction experience will stand her in good stead in the Glen.

Ms. Cousino is currently involved in the day-to-day management of large condominium communities employing full time staff such as ours, as well as several homeowner associations. As part of her duties to Cardinal Management Group, Inc., Ms. Cousino spends time training and guiding junior managers and on site managers. One of those junior managers who will be working with the Glen is Marya Unrath, our Assistant Property Manager, who supports Ms. Cousino in all aspects of operations including Board interaction, administration, and customer service.

Please welcome the Cardinal Management Group to Fairlington Glen. We look forward to a productive relationship with them. Beth Cousino can be reached on 703-569-5797 X 5010 or by email at [b.cousino@cmgmt.com](mailto:b.cousino@cmgmt.com). Marya Unrath can be reached on 703-569-5797 X 5033 or by email at [m.unrath@cmgmt.com](mailto:m.unrath@cmgmt.com).



## GLEN BOARD NOTES

The Glen Board met January 4 for the first time in 2007 on its new date, the first Thursday of the month. The Board continues to meet in its temporary location provided by the County at 4820 S. 31st Street in North Fairlington. The room provided for our meetings is cozy, but we encourage all interested Glen residents to make the journey over the bridge and attend our meetings. January found us welcoming our new management agent. We heard a report from our Maintenance Committee. **Bob Wilson, Bill McShea, Dave Sherman and Jim Hewitt** have been hard at work developing a comprehensive, long-term maintenance list to help us improve our data collection and maintenance schedule implementation. **Ricky Solares** has worked with the Committee to fine tune the list.

We heard about Verizon's FIOS system (See related information on the next page). The Board meets this coming Thursday at 7:30pm at 3525 B S Stafford for a Strategic Planning meeting, the first in 2007. We look forward to a good year in the Glen!

Happy New Year!

—From **Bob, John, Margaret, Jasper and Alison**

## “THE STREET”

No, we're not talking about gossip, however interesting that may be, but about what's been going on in the Glen streets, and what is yet to come. The inconvenience we experience is all in a good cause, and the workmen have been extremely accommodating to our need to come and go. Here's what's happening.

First, the Arlington County Water and Sewage Department is engaged in a **water main replacement project** surrounding the entire “inner circle” of Fairlington Glen—including Utah St., 36<sup>th</sup> St. to Quaker Lane, Stafford St. to 35<sup>th</sup> St., and 35<sup>th</sup> to Utah. Workmen have finished installation on Utah St. and 36<sup>th</sup> St., replacing 8” water lines in some places with new 8” lines and in other places with 12” lines, and are now working on transferring service to the new lines. Work will continue on the remaining streets later in the winter or during the spring. Milling and paving to repair the street surfaces will be done in the summer.

Second, the County is trying to solve the **water pooling problem** at the 36<sup>th</sup> and Stafford St. traffic circle by installing storm drains at the ends of the three triangle-shaped traffic islands and possibly one other. The road around the traffic circle will be milled and repaved to change the incline of the road so that water does not pond around the circle, especially on the south side, and will flow to the storm drains. This is in addition to having previously changed the periods during which the underground **irrigation system** in the circle operates. When we touched base with the County last summer, it turned out they (and therefore, their maintenance contractor) had lost track of the fact that the irrigation system was installed and is maintained by the County. They are now back on track.

In landscaping news, we hope that the **stump of the oak** at 36<sup>th</sup> and Taylor Sts. that came down last year will be removed while the back hoe is here and the sidewalk will be repaired. Planting of a new tree would take place in the spring if all goes well. Also in landscaping news, beginning on January 8 in Fairlington Glen, Arlington County Parks will have The Care of Trees, a County contractor, perform maintenance **pruning of the street trees** in South Fairlington. “No Parking” signs will be posted as they move through the neighborhoods. This will cause inconvenience again but is essential for the health of the trees and the safety of those who park and walk in the area. ***When you see a “No Parking” sign on the street near your car, even if your car is in a Glen lot, please move your car.***

Last and certainly not least of all the street work going on, **fiber optic cable** is coming to the Glen! This will not happen overnight (though possibly in 2007) but the process started with a visit to the Board on January 4 from a Verizon contractor tasked with engineering and construction of fiber optic networks (FIOS). In order to complete the upgrade and construction it will be necessary to run fiber optic cable to every residence. This is quite an undertaking by Verizon and will be the next medium for broadband, video, data, and voice. The first step is designing engineering plans, which was discussed at the January 4 Board meeting. We will work to assure that, as FIOS comes to the Glen, it is installed with as little disruption and as much attention to our grounds and buildings as possible. We can then look forward to having a competitive and technologically enhanced environment for delivery of many services we all enjoy.

“The Street,” as you can see, is very active and will continue to be so. Please bear with us as Fairlington Glen is upgraded in many ways. We thank the Fairlington Citizens' Association for its involvement in many of the above activities.

VicePresident	<b>John Fuller</b>		703-521-1835	<a href="mailto:fairlintonglen@aol.com">fairlintonglen@aol.com</a>
Treasurer	<b>Margaret Windus</b>	3525 B Stafford St	703-379-1718	<a href="mailto:bowindus@att.net">bowindus@att.net</a>
Secretary	<b>Alison Trimble</b>	4280 35th St S	703-931-7096	<a href="mailto:alison@comcast.net">alison@comcast.net</a>
At Large	<b>Jasper Thomson</b>	3611 B-2 Taylor St	703-820-6525	<a href="mailto:jthomson@vsadc.com">jthomson@vsadc.com</a>
<b>COURT REPRESENTATIVES GROUP: Meets the third Tuesday of the month (NO MEETINGS: APR, AUG, NOV, DEC)</b>				
Chairperson:	<b>Maynard Dixon</b>	4316 So 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Secretary:	<b>Sandy Heaton</b>	4138 So 36th	703-820-2058	<a href="mailto:sandy_heaton@hotmail.com">sandy_heaton@hotmail.com</a>
<b>Court Representatives (R) and Alternates (A):</b>				
1 (27)	R	<b>Madelyn Johnson</b>	3515 B S Stafford	703-379-9289 <a href="mailto:Madelyn.Johnson@verizon.net">Madelyn.Johnson@verizon.net</a>
	A	James Hewitt	3517 B S Stafford	703-379-1887 <a href="mailto:chewith@aol.com">chewith@aol.com</a>
2 (26)	R	<b>David Atwood</b>	3541 S Stafford St	703-933-0184 <a href="mailto:David_Atwood@hotmail.com">David_Atwood@hotmail.com</a>
3 (27)	R	<b>Hal Vorhies</b>	3563 S Stafford	703-820-2505 <a href="mailto:halvorhies@earthlink.net">halvorhies@earthlink.net</a>
4 (23)	R	<b>Scott Tanner</b>	4113 S 36th St	703-519-1922 <a href="mailto:sctanner33@aol.com">sctanner33@aol.com</a>
5 (17)	R	<b>Paul Greenfield</b>	4112 S 36th St	703.928.0228 <a href="mailto:Paul@pbg4u.com">Paul@pbg4u.com</a>
6 (24)	R	<b>Vicky Mason</b>	4132 S 36th	703-671-6640 <a href="mailto:vamason@earthlink.net">vamason@earthlink.net</a>
	A	Sandy Heaton	4138 S 36th	703-820-2058 <a href="mailto:sandy_heaton@hotmail.com">sandy_heaton@hotmail.com</a>
7 (16)	R	<b>John Phillips</b>	4212 A-1 S. 36th St	(703) 931-2468 <a href="mailto:philjohn3@yahoo.com">philjohn3@yahoo.com</a>
8 (16)	R	<b>John Phillips</b>	4212 A-1 S. 36th St	(703) 931-2468 <a href="mailto:philjohn3@yahoo.com">philjohn3@yahoo.com</a>
9 (22)	R	<b>Ed McGonagle</b>	3523 S Utah	703-578-3056 <a href="mailto:e.mcgo@comcast.net">e.mcgo@comcast.net</a>
	A	Fred Hohlweg	3545 S Utah	703-836-4315 <a href="mailto:hohlweg@verizon.net">hohlweg@verizon.net</a>
10 (25)	R	<b>Carol Goodloe</b>	4343 S 36th	703-379-7260 <a href="mailto:orac3@comcast.net">orac3@comcast.net</a>
	A	Mike Whitfield	4321 S Utah	703-998-8783 <a href="mailto:mike@HilltopLandfill.com">mike@HilltopLandfill.com</a>
11 (22)	R	<b>Bill McShea</b>	3592 S Stafford	703-820-4529 <a href="mailto:bunandbill@comcast.net">bunandbill@comcast.net</a>
12 (22)	R	<b>Robert Wilson</b>	3576 S Stafford	703-578-4972 <a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
	A	Dorothy Hutchinson	3558 S Stafford	703-931-1166 <a href="mailto:dhutchinson@eei.org">dhutchinson@eei.org</a>
13 (23)	R	<b>Charles Robbins</b>	3534 S Stafford St	703-998-6815 <a href="mailto:charles_robbins@hotmail.com">charles_robbins@hotmail.com</a>
14 (14)	R	<b>Leigh Harte</b>	4212 S 35th St	703-671-5713 <a href="mailto:leigh_dk@yahoo.com">leigh_dk@yahoo.com</a>
15 (36)	R	<b>Suzette Buttram</b>	4240 A-2 S 35th St	703-671-1735 <a href="mailto:zette_rohde@yahoo.com">zette_rohde@yahoo.com</a>
16 (12)	R	<b>Maynard Dixon</b>	4316 S 35th St	703-379-9786 <a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
<b>Other Committee Chairs:</b>				
Landscape		<b>Fred Hohlweg</b>	3545 S Utah St	703-836-4315 <a href="mailto:hohlweg@verizon.net">hohlweg@verizon.net</a>
Maintenance		<b>Bob Wilson</b>	3576 S Stafford St	703-578-4972 <a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
Security		<b>Dean Montanye</b>	4312 S 35th St	703-379-6801 <a href="mailto:dmontanye@arlingtonva.us">dmontanye@arlingtonva.us</a>
Basketball:		<b>Patrick Murray</b>	4144 S 36th	703-506-5867 <a href="mailto:pgmurray@att.com">pgmurray@att.com</a>
Paddle Tennis:		<b>Kennan Garvey</b>	4264 S 35th	703-820-3523 <a href="mailto:kennan73@verizon.net">kennan73@verizon.net</a>
Pool:		<b>Kari Boe Doyle</b>	4223 S 36th	703-845-4904 <a href="mailto:kariboe@aol.com">kariboe@aol.com</a>
Tennis:		<b>Will Smith</b>	3525 S Utah	703-578-1076
Variance		<b>Greg Lukmire</b>	4266 S 35th	703-578-4844 <a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
<b>On-Site Staff Manager: Ricky Solares</b>				
		3546 S Stafford St.	703-820-9567	<a href="mailto:fairlintonglen3m@verizon.net">fairlintonglen3m@verizon.net</a>
<b>Assistants: Nelson Ordonez and Maria Castro</b>				
<b>EMERGENCY CONTACT NUMBER: 24 Hour Seven Days A Week</b>				
<b>Beth Cousino, Community Manager</b>			1-866-370-2989	
			703-569-5797	<a href="mailto:b.cousino@cmgmt.com">b.cousino@cmgmt.com</a>
			X 5010	