



The Glen Echo

Newsletter of Fairlington Glen

January 2008

STORM SEWER AND SITE DRAINAGE STUDIES

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After a long lull during the drought of 2007 (following the flood of 2006), **Restoration Engineering** was able to complete our studies of the storm sewer system and site drainage problem areas. Draft final reports were sent to the Board for review at its January 3 meeting. We now have a much better understanding of our drainage systems and can begin to plan for future maintenance.

As was done for roofs, parking lots, and sanitary sewer laterals, the studies provide a priority list of areas that need to be addressed over time. The Board is in the process of integrating and prioritizing the capital expenditure needs identified in our various engineering studies. We cannot do everything at once, nor does everything need to be done at once. Our increasing reserve contributions, however, enable us to plan for and accomplish far more than was possible in earlier years.

In addition to the projection tables regularly updated by **Bill Worsley** of the **Finance Committee**, which integrate each study as it is completed and extend into the distant future, the Board also adjusts its expectations for reserve expenditures over a three- or four-year period. The next two years are especially demanding ones that will focus resources on completing the relining of our sanitary sewer laterals and renovating the pool complex, including making it ADA compliant.

We have agreed to take the following steps related to drainage during 2008:

- Establish a maintenance plan for the storm sewer system with all catch basins, both Glen and County, inspected annually and cleaned as necessary, either by on-site staff, by the County, or by a contractor
- Install downspout extensions at remaining locations where downspouts discharge into landscaped areas
- Seek a bid for “pipe bursting” of the Orangeburg line in **Court 10** and consider installing a trench drain to alleviate pooling of water.

The drainage area in **Court 10** was the only one evaluated by our engineers as of high priority. A number of other areas were evaluated as of moderate priority, followed by many of relatively low priority (meaning the drainage issues were more a nuisance than a problem relating to leaks into units or potential safety issues). We will attend to those of moderate priority in the next five years, followed by those of lower priority. Demands on reserve contributions are expected to ease somewhat in 2010, enabling us to move forward with additional drainage upgrades. The Board believes it has enough good information on our various capital needs to establish priorities in a reasonable fashion over the next ten years.

Spring is around the corner! If you would like to request work be done in your front bed (beyond general maintenance), please fill out the form on the back of this newsletter and submit it to the Landscape Committee by March 1st.

Fairlington Glen Contact List: January 2008

BOARD OF DIRECTORS: Meet first Thursday of the month

President	Bob Patrician	4229 S 36th	703-379-4379	bob.patrician@verizon.net
Vice President	John Fuller		703-521-1835	fairlingtonglen@aol.com
Treasurer	Margaret Windus	3525B S Stafford	703-379-1718	bowindus@att.net
Secretary	Alison Burns Trimble	4280 S 35th	703-931-7096	alison@comcast.net
At Large	Jasper Thomson	3611 B-2 S Taylor	703-820-6525	jthomson@vsadc.com

COURT REPRESENTATIVES GROUP (CRG): Meets the third Tuesday of the month (Not APR, AUG, NOV or DEC)

Chairperson:	Maynard Dixon	4316 S 35th	703-379-9786	maynarddixon@verizon.net
Secretary:	Sandy Heaton	4138 S 36th	703-820-2058	sandyheaton@comcast.net

Court Representatives (R) and Alternates (A):

1 (27)	R	Madelyn Johnson	3515 B- S Stafford	703-379-9289	Madelyn.Johnson@verizon.net
2 (26)	R	David Atwood	3541 S Stafford	703-933-0184	David_Atwood@hotmail.com
3 (27)	R	Hal Vorhies	3563 S Stafford	703-820-2505	halvorhies@earthlink.net
4 (23)	R	Scott Tanner	4113 S 36th	703-519-1922	sctanner33@aol.com
5 (17)	R	Paul Greenfield	4112 S 36th	703.928.0228	Paul@pbq4u.com
6 (24)	R	Vicky Mason	4132 S 36th	703-671-6640	vamason@earthlink.net
7 (16)	R	John Phillips	4212 A-1 S 36th	703-931-2468	philjohn3@yahoo.com
8 (16)	R	John Phillips	4212 A-1 S 36th	703-931-2468	philjohn3@yahoo.com
9 (22)	R	Ed McGonagle	3523 S Utah	703-578-3056	e.mcgo@comcast.net
10 (25)	R	Carol Goodloe	4343 S 36th	703-379-7260	orac3@comcast.net
11 (22)	R	Bill McShea	3592 S Stafford	03-820-4529	bunandbill@comcast.net
12 (22)	R	Robert Wilson	3576 S Stafford	703-578-4972	tunaan@verizon.net
13 (23)	R	Charles Robbins	3534 S Stafford	703-998-6815	charles_robbins@hotmail.com
14 (14)	R				
15 (36)	R	Suzette Buttram	4240 A-2 S 35th	703-671-1735	zette_rohde@yahoo.com
16 (12)	R	Maynard Dixon	4316 S 35th	703-379-9786	maynarddixon@verizon.net

Other Committee Chairs:

Basketball:	Patrick Murray	4144 S 36th	703-931-7178	pgmurray@att.net
Landscape	Fred Holweg	3545 S Utah	703-836-4315	hohlweg@verizon.net
Maintenance	Robert Wilson	3576 S Stafford	703-578-4972	tunaan@verizon.net
Pool:	Kari Boe Doyle	4223 S 36th	703-845-4904	kariboe@aol.com
Security	Dean Montanye	4312 S 35th	703-379-6801	dmontanye@arlingtonva.us
Tennis:	Will Smith	3525 S Utah	703-578-1076	willregina@verizon.net
Variance	Greg Lukmire	4266 S 35th	703-578-4844	glukmire@verizon.net

Maria Castro and Nelson Ordonez Staff 703-820-9567 fairlingtonglen3m@verizon.net

Lynn House, Cardinal Management Agent 703-565-5010 l.house@cmgmt.com

Paola Fiess, Assistant to Agent 703-565-5003 p.fiess@cmgmt.com

EMERGENCY CONTACT NUMBER 24 hour/ 7 days 866-370-2989

Exterminator Triple S Pest Control 703-352-7738

Towing Service A-1 Towing Service 703-416-0710

Trash Collector Capitol Services 703-998-5860

Electricity Dominion Power 1-888-667-3000

Cable TV Comcast/repair 703-841-7700

STRUCTURAL VARIANCES

Please pay special attention to the memo on structural variances that **Greg Lukmire**, the Glen's Variance Coordinator, has prepared at the request of the Board, and from which this article provides excerpts. The Board is responsible for maintaining the architectural integrity of our community as well as its structural integrity for insurance purposes. It does this by asking the management agent to review approved variances before resale documents are signed and released by Cardinal. If non-approved changes are found, the Board may withhold resale documents until an approved variance has been obtained, which may delay sale of your unit. For less significant non-approved changes, the Board may direct the management agent to note such changes in the resale documents to alert the prospective owner.

The Lukmire memo provides a list of approved variances, by court and address, for kitchen, attic, French door, and other structural variances. **Please check that list** and assure yourself that structural changes within your unit have an approved variance. A number of alternatives are outlined in the memo for correcting non-approved conditions.

The Board is also concerned about ensuring cooperation by co-owners in obtaining variances for wire or lines that may be needed outside the unit (primarily for condensate lines, radon exhaust, or cable service). Where remediation of radon is needed, a variance is required for downspout or other exhaust outlets. In addition, the Board is negotiating an agreement with Comcast to establish and maintain expectations for the installation of cable service in the Glen. Lines must generally enter the unit at ground floor level, though exceptions are occasionally granted with a variance. Once we have completed the agreement, Comcast, its contractors, and its customers in the Glen will be responsible for adhering to its terms, including remedying existing cables that are not within the terms of the agreement.

Many thanks to all those residents who were able to attend the Staff Appreciation Coffee on December 14th!



Maria Castro, Glen Staff; Nelson Ordonez, Glen Staff; Bob Patrician, Board President

Court # _____ House # _____

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 1.**
- **Requests for consideration for fall planting must be received by July 1.**

Please return completed form to the Glen Landscape Committee at 3545 S. Utah St. or you may email your request to hohlweg@verizon.net. (Email submissions are preferred!)

PLEASE PRINT

Name of Resident(s): _____ (check if Co-owner__ or tenant__)

Address: _____ Court # _____

Phone Number: _____ Email _____

- ___ Request removal of shrub or tree
- ___ Request installation of a shrub or tree
- ___ Request significant trimming of shrubs in front of windows
- ___ 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?
