



# The Glen Echo

Newsletter of Fairlington Glen

January 2015

## Happy 2015, But First A Look Back

As we ring in the New Year, recover from the holiday season, and make our 2015 resolutions, I think it's only appropriate that we look back on what a great year 2014 was for the Glen.

In January, our tot lot committee of Glen parents formed to make recommendations for the replacement of the aging playground equipment. After many meetings between the committee, the contractor, the Board, and the community, a design was approved. On August 25, 2014 the Glen's new tot lot officially opened with a ribbon cutting ceremony and a large crowd of eager children. Our new playground equipment, while costly, will serve the Glen for many years to come. Prior to the tot lot installation, a large section of failed orangeburg pipe that ran underneath the swings and adjacent to the tennis court was replaced.

The Board passed Resolution 14-01 to accommodate the use of temporary items on common areas.

The Glen's 2013 Replacement Reserve Study was completed by our engineering consultants, Restoration Engineering, Inc. (REI). The study concluded that the Glen should contribute about \$302,000 to reserves each year just to keep pace with future annual depreciation of its common property (roofs, fences, sewer pipes, brick repointing, stoops, sidewalks, recreational facilities, etc.). More will have to be contributed if the Glen is to build-up its reserves to fully fund depreciation that accrued in the past and keep pace with inflation. The Reserve Study is posted on our website.

Phase II of our landscape buffer repair was completed along King Street behind Court 8, roofing repairs were completed in Court 2 and begun in Courts 3 and 14, our baby pool was renovated to repair leaks, exteriors in Courts 5-8 were painted, and a new tractor and snow blade attachment was purchased for our maintenance team, who also completed a summer masonry training course.

A busy year, but a good year indeed. Here's to an even better Glen in 2015!

*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.

# 2015 Board Meeting Schedule

Held the second Tuesday of the month at 7pm at the Fairlington Community Center  
*(unless otherwise approved by the Board)*



January 13	July 14
February 10	August 11
March 10	September 8
April 14	October 13
May 12	November 10
June 9	December 8

## Christmas Tree Recycling Dates

Our trash contractor, Capitol Services, will collect live Christmas trees on only four days this month. Please do not put your tree out with your regular trash. Instead, take your tree to the curb near the entrance of your court where recycling is normally collected. Tree pick ups will take place on the following mornings:

- Tuesday, January 6
- Thursday, January 8
- Tuesday, January 13
- Thursday, January 15



## Important Safety Reminder



While crime continues to be relatively low in Fairlington, the Arlington County Police Department continues to offer one important reminder.

**ALWAYS keep your car doors locked and ALWAYS keep any valuables out of sight in your vehicle.**

# COURT 11 PARKING LOT NOTICE

The two office parking spaces located in the Court 11 parking lot are now reserved at all hours and all days of the week for our maintenance staff and authorized office vehicles only. At no time shall these spaces be occupied by residents, their guests, or their contractors.

Signs have been posted at each of the two spaces. Please make note and adhere to the rules. Violators are subject to towing at the expense of the car's owner.



## COURT REP STILL NEEDED

Residents in Court 11 begin 2015 without the services of a Court Rep following the retirement of long-time Court Rep Bill McShea.

A new volunteer is needed, so if you live in Court 11 and are interested in becoming your court's new rep, please contact Carol Goodloe, the chair of the Court Representatives Group (CRG). Call Carol at 703-379-7260 or email her at [cagoodloe@comcast.net](mailto:cagoodloe@comcast.net).

## DID YOU KNOW? - YOUR CONDO FEE



A unit owner's annual contribution to the expenses of the condominium (assessment) 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 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 assessment.

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. The Board may authorize the attorney to require that you immediately pay all monthly installments for the remainder of the fiscal year.

# A MESSAGE ABOUT VIOLATIONS

The last thing that a Glen co-owner usually wants to see is a violations notice from management. Our initial reaction is sometimes to flare up.

Because violations can be a sensitive area concerning residency in a condominium, we are taking this opportunity to explain our general approach toward them. Many lesser violations can be handled informally without management intervention, using procedures described in our Fairlington Glen Handbook, which can be found on

our website at <http://www.fairlington.org/glenindex.htm>. Other violations can be cured by variances if they promote the general welfare of Glen residents. Our goal has been to focus on the violations that most affect property maintenance and the quality of life in the Glen.

The most common violation that can degrade Glen physical plant is a tree, bush, or vine that is brushing against or attaching itself to a building or fence. We are also concerned about screen/storm doors that are not adequately maintained and windows and supporting structures that need to be replaced.

Violations that affect the quality of life but do not degrade physical plant seem to cause the most problems. Examples include dogs that continually bark or threaten to come crashing through the door, trash left out the night before pick up, political signs in common areas, and the feeding of birds (and subsequently rodents when the birds get their fill). Personal items or renovation waste left in the common areas is an area of special concern. Once it begins, it tends to spread; and Glen residents soon begin to notice things like rusting grills, abandoned toys, patio garden waste, renovation debris, etc., especially when they are trying to sell or rent. Unidentified personal items left in common areas may have to be put to the curb because paid staff and volunteers cannot be expected to track down owners and admonish them to remove their property.

We do our utmost to ensure that violations are resolved in a way that is confidential and procedurally fair. The Board discusses violations in executive session. If the existence of a violation is in dispute, then the co-owner is given an opportunity to be heard in executive session. We hope that we are not seen as "control freaks" who enjoy enforcing myriad and unnecessary rules. So if you receive a violations notice from management, please do not take it personally. Take a few minutes to familiarize yourself with the Glen policies that preserve our property values and make living here a pleasant experience.





The Hanley Family from Court 8 - Tim with his kids Colin & Sonja and his wife Karen.

# THE GLEN 10

## 10 Q's & A's

with

## Tim Hanley

*Get to know your neighbors in the Glen each month through this feature we call the Glen 10. Please email the editor if you'd like to nominate one of your neighbors for an upcoming Glen 10 interview.*

- 1. First question is an easy one. Can you tell us more about your family?** - "My wife and I met through a mutual friend in 2003. We've been married for seven years and have a son Colin (5 1/2) who goes to Claremont Elementary and daughter Sonja (3 1/2) at St. Clement preschool."
- 2. Over the years, many kids have grown up in Fairlington. Why do you and Karen think the Glen is such a great community for raising kids?** - "The number of kid-friendly amenities and spaces in the Glen, and around Fairlington, make it an excellent neighborhood for raising children. We've spent countless hours at the Glen's tot lot, the pool, and at the Fairlington Community Center playground - known in our house as the 'big' playground - all of which are within walking distance. The grassy area in front of our house has been the venue for many baseball, soccer, and football games. Further, there is a general sense that all your neighbors are your friends, that everyone is watching out for everyone, and that everyone is tolerant of children. Also, you can't beat the school options and the proximity to all the DC attractions."
- 3. Another great aspect of our neighborhood is the diversity of backgrounds. Where are you originally from? And how long have you lived in the Glen?** - "I grew up in Minnesota, but moved to Rockville, MD for high school. Karen is a Navy brat who moved between Hawaii, the DC area, and Southern California, with a couple other stops in between. She went to high school in Oakton, VA. We've lived here in the Glen since 2009 when we made the (correct) decision that we would be sized out of our 700 sq. ft. DC condo as soon as our son was born."
- 4. Please share a little bit from your resumes. Where did you and your wife go to school? And what do you both do for a living?** "We both went to James Madison University in Harrisonburg, VA, and I went to Georgetown University for graduate school. I now work for the U.S. Department of Energy and Karen works for Georgetown University in the office of student financial aid. Unfortunately, there have not been any graduate school debt math errors in my favor."

*(continued on page 6)*



**5. Your home in Court 8 is along our King Street perimeter in an area that's received recent landscape enhancements. Our neighbors should be aware that you have volunteered a lot of time to water these new plants. Why do you make time to serve the community?** "It's very important to find time to help out in the Glen, especially because my experience with the building downtown makes me appreciate what the Glen's board members and committee members do. Volunteering when we can is also a great way for our kids to learn to be a part of a community. As far as the plants along King Street (may they soon be tall enough to be called trees!), we recognize that they represent a significant association expenditure. It's important for us to do what we can to help keep them healthy."

**6. We should note that you volunteer both here in the Glen and in another condominium community in which you still own a unit. With a career and a family, how do you make the time for it all?** "Sometimes I feel like I don't! We've learned that priorities change once you have a family, which I'm sure is a common realization to everyone in the Glen with young children. For example, my Arlington County D-league softball career is on hold. It does help that the Virginia ABC store is just a short walk across King Street."

*"Volunteering when we can is also a great way for our kids to learn to be a part of a community."*

*Tim Hanley*

**7. What are some of your favorite things about living in the Glen?** "We love that we can walk to almost anything that we need. It is a little piece of city living that we've always liked. The location is perfect for us - we both work in the city so our commutes are manageable. I use public transportation and can make it to work by bus and Metro in 30 minutes. It's also close to lots of running paths for Karen. The homes themselves look nice and the environment, set by the wonderful 70-plus-year oak trees, is very pleasant. Finally, it's great to have such wonderful Glen staff members as Nelson & Maria available to address all the exterior maintenance issues that would absorb significant time and energy."

**8. If you could change one thing about our community, what would that be?** "Even though the squash court behind Court 8 might have use as is, we think the space could be better utilized as a community garden."

**9. Was Santa good to the kids? Is there a Christmas tradition celebrated in the Hanley home each year?** "Santa was too good to our kids this year. Their grandparents were even worse. We're fortunate to live close to both my parents and Karen's parents, as well as Karen's siblings, so tradition for us means gathering with family to celebrate. We do go to Cox Farms every year to bring home a tree and to see Frosty & Santa. I name Frosty first because our daughter is lukewarm on Santa, but considers Frosty to be the greatest thing ever since he follows behind Santa on Christmas Eve with gifts for all the children who are lukewarm on Santa."

**10. Have you made any resolutions for 2015? If so, what are they?** "We have (re)made a 2015 resolution: no inanimate, non-perishable objects come into the house unless something leaves first. If a piece of furniture comes in, it has to say goodbye to something else going out the door. That's doubly true for toys. This year we mean business!"

# HOME & GARDEN TOUR VOLUNTEERS NEEDED

Planning continues for the Fairlington Historical Society's biennial Home and Garden Tour, which will be held on Saturday, May 16. This very popular event will again open some of Fairlington's most inventively renovated and decorated homes and landscaped patios and backyards.



If you are new to the community, there is no better way than helping with the tour to get ideas for your own home and to learn about the contractors who do this kind of work. The tour committee is also looking for homes and gardens with recent renovations to be featured on the tour.

If you are interested in having your home on the tour OR if you can volunteer to help the committee either in planning and fundraising or on the day of the tour, please contact Patty Clark at 703-820-7328 or go to [www.fairlingtonhistoricalsociety.org](http://www.fairlingtonhistoricalsociety.org) for more information.

## JOIN OUR GLEN YAHOO COMMUNITY

The Fairlington Glen Yahoo Community Group serves as the Glen's listserv. This is our electronic bulletin board where neighbors share info about contractors and also post timely and important notices.



To sign up, go to [www.yahoo.com](http://www.yahoo.com) and click "groups." In the search box, enter "Fairlington Glen" and this should bring up the Glen Yahoo Group. Simply click on the group name and it will send you directly to the group's home page. Then look for the "Join This Group" tab in the upper right corner, click it, and then enter your Yahoo ID or create one. Once you use or create an ID, a message will be sent to the moderator of the group in order to confirm membership.

The Glen group is only open to members of the Glen community. If for any reason you are unable to sign in or choose not to create a Yahoo ID, contact Alison Trimble, our moderator, by email at [alisont@comcast.net](mailto:alisont@comcast.net) or by phone at 703-931-7096.

## GLEN WEBSITE, A GREAT SOURCE OF INFO

If you haven't already done so, be sure to bookmark <http://www.fairlington.org/glenindex.htm>. Our site is where you'll find important announcements, minutes to Board meetings, past issues of the *Glen Echo*, links to important documents such as the Fairlington Glen Handbook, and more.

Plus, if you scroll to the bottom of our home page, you can register for our Glen Alert emails. The email alert system is used sparingly, but always delivers time-sensitive information to our co-owners and residents AND also is your link to receiving our monthly newsletter. The *Glen Echo* is no longer printed and hand delivered. Electronic delivery is your only option.

# BECAUSE YOU ASKED



During the 2014 electronic voting process, three co-owners posted anonymous comments and/or questions in the comment section. The items were addressed at our Annual Meeting in November; however, they will also be answered here.

- 1. The management fee increase of \$8,000 for a non-present property manager seems out of line.** Glen Treasurer Maynard Dixon explained that the increase was budgeted as a worst-case scenario before the actual increase was negotiated.
- 2. We are curious as to why the tree maintenance budget remains high at \$23,000.** Landscape committee chair Corey Love responded that line item 61188 in our budget includes the King Street buffer trees (removal of aging or diseased trees and their replacements) as well as our regular tree service.
- 3. Please promote the landscape committee. It needs more than one representative. Can a renter join a committee?** Yes, renters can and should not hesitate to join a committee or to volunteer for special projects in the Glen. Only co-owners, however, may be Board members. For information on joining the landscape committee, please email [glenlandscaping@gmail.com](mailto:glenlandscaping@gmail.com).

## OUTGOING MAILBOXES AVAILABLE TO ALL

When we renovated the B Building mailboxes a few years ago, we enlarged the inboxes in the ground floor hallways and added a slotted box for outgoing mail. Any resident may use the outbox in any B Building to drop off outgoing mail. Our letter carriers check these outgoing mailboxes six days a week.

The Glen has 23 B Buildings, but not every court has a B Building. But then again, some courts have more than one. Please feel free to use the outgoing mailboxes whether or not you reside in a B Building.





# PROPERTY MANAGER, A VALUABLE ASSET

An attendee at our Annual Meeting in November asked for clarification on what our management company does for the Glen and what are the roles of our property manager. This page should shed light on those subjects.

The Glen's management company, Cardinal Management, serves the community in multiple capacities. The most important of these functions are to keep the Glen's financial books, to pay our monthly bills, to collect our monthly assessments, to prepare resale packages, to manage our maintenance staff, to put contracts out to bid, to advise the Board, and to perform other supportive administrative responsibilities.



Our property manager, Karen Conroy, carries out policies set by the Board and oversees management of the association's daily operations. Ms. Conroy attends our monthly Board meetings and remains in constant communication with members of the Board in between meetings.

The manager is trained to deal with conflict, but she will not get involved in quarrels you may be having with your neighbor. However, if association rules are being violated, the manager is the right person to contact.

While the manager works closely with the Board, she is an advisor, not a member of the Board. Although the manager works for the Board, she is available to the residents too. She is always happy to answer questions, but is not the Glen's information officer. For routine inquiries, check our Bylaws, our Handbook, our newsletter, and/or our website. In addition, check with your Court Rep.

The manager is responsible for monitoring contractors' performance, but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with one of the Glen's contractors, please do not speak to the contractor. Instead, contact Ms. Conroy.

The manager inspects the community regularly, but even an experienced manager won't catch everything. Your help is essential. If you know about a potential maintenance issue, email our maintenance staff and copy our manager.

The manager has a broad range of expertise, but she is not a consultant to the residents. Neither is she an engineer, an architect, an attorney, or an accountant. However, the expertise of the management company can easily connect the Glen to qualified experts.

The manager, even though she does not live on the property, is a valuable resource to the Board. There is simply no way that a condominium community of our size could function without the services of a company such as Cardinal Management. The Glen is fortunate to have a long-standing relationship with Cardinal and to be entering our third year with Ms. Conroy as our property manager.

## Fairlington Glen Contact List (January 2015)

### 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	Susan Hunchar	4327 S. 36th	703-820-9519	<a href="mailto:shunchar@hotmail.com">shunchar@hotmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Secretary	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
At Large	Laura Chadwick	3615 S. Taylor	202-550-8939	<a href="mailto:laura.chadwick@hotmail.com">laura.chadwick@hotmail.com</a>

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

Chairperson	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
1 (27 units)	Alan Bow	3525B S. Stafford	703-379-1718	<a href="mailto:bowindus@hotmail.com">bowindus@hotmail.com</a>
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	Lauren Unger	3581 S. Stafford, #A1	703-762-6613	<a href="mailto:laurenunger@hotmail.com">laurenunger@hotmail.com</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)				
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	<a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
13 (23)	Chris Robinson	3516 S. Stafford	571-215-6031	<a href="mailto:crobinson22311@yahoo.com">crobinson22311@yahoo.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@verizon.net">bowindus@verizon.net</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>
Handbook	Jocelyne Corderot	3525A S. Stafford	703-933-0956	<a href="mailto:jocorderot@yahoo.com">jocorderot@yahoo.com</a>
Landscape	Corey Love		609-412-4624	<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool (co-chairs)	Kristin Sneed	3584 S. Stafford	703-998-0250	<a href="mailto:Kristin.sneed@fhfaoig.gov">Kristin.sneed@fhfaoig.gov</a>
	Kearsley Walsh	4124 S. 36th	703-379-7493	<a href="mailto:krrrww@comcast.net">krrrww@comcast.net</a>
Recreation Passes	Andrea Atilli			<a href="mailto:glenpoolpass@gmail.com">glenpoolpass@gmail.com</a>
Security	Dean Montanye	4312 S 35th	703-379-6801	<a href="mailto:combatdean@gmail.com">combatdean@gmail.com</a>
Tennis	Will Smith	3525 S Utah	703-578-1076	<a href="mailto:willregina@verizon.net">willregina@verizon.net</a>
Variance	Greg Lukmire	4234 S 35th	703-578-4844	<a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
Yahoo	Alison Trimble	4280 S 35 <sup>th</sup>	703-931-7096	<a href="mailto:alison@comcast.net">alison@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	Karen Conroy, Cardinal Management Agent		703-565-5018	<a href="mailto:k.conroy@cardinalmanagementgroup.com">k.conroy@cardinalmanagementgroup.com</a>

**EMERGENCY NUMBER (after business hours and on weekends and holidays) 866-370-2989**

# January 2015

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

# February 2015

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