



The Glen Echo

Newsletter of Fairlington Glen

January 2018

New Year, New Resolutions

The start of a new year is a time for renewal, new beginnings, and of course resolutions. If you haven't done so already, please consider resolving to be more informed about your community in 2018.

When you purchased your home in Fairlington Glen, you became a co-owner in a condominium association. The two most important Glen documents to you should be our By-Laws and our Handbook. These two documents, found on our website, are valuable sources of information for every co-owner and resident. Yes renters, you should also be familiar with each document. The By-Laws were established in 1975 when the property transitioned to condos and Fairlington Glen was born. The Handbook, which is updated often, offers important details about your home & the community, the condominium management, and the many amenities & resources available in the Glen. Being familiar with these documents is key to owning and living in our community. Resolve to read through the By-Laws and the Handbook to become more informed.

Are you aware that we have a website? The By-Laws and Handbook are found there. So are a number of other important documents, notices, and info about the Glen. The website is home to Board meeting minutes, previous issues of this newsletter, variance request forms, etc. Resolve to check it out at www.fairlington.org/glenindex.htm.

Also, resolve to answer the following too, in case you don't already know:

- What court number do you live in? Who is your Court Rep?
- Are you signed up to receive Glen Alerts emails?
- Will you attend the next Community Forum, Annual Meeting, or even a monthly Board meeting?

Being better informed is a great resolution for ALL Glen residents for 2018. Happy New Year!

Jay Yianilos

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.

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 website. Your e-mail address will be used only for official Glen business.

2018 Board Meeting Schedule - New Start Time

Monthly Board meetings are held on the second Tuesday of each month at the Fairlington Community Center (unless otherwise approved by the Board). **Beginning this month, all monthly Board meetings will begin at 6:30pm.** The schedule is as follows:

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

Board meetings must adhere to a tight schedule because the building closes at 9:00pm and our management company charges extra for meetings lasting longer than two hours.

Christmas Tree Recycling Dates

Our trash contractor, Capitol Services of Virginia, will collect live Christmas trees and live wreaths on **ONLY** four days this month for recycling. Please do not put your tree or wreath out with your regular household trash. Instead, take your tree and/or wreath to the curb near the entrance of your court where recycling is normally collected. ***Be sure to remove all ornaments and decorations. Also, please remove your tree stand.***

Trees and wreaths will be picked up on the following mornings:



Tuesday, January 2

Thursday, January 4

Tuesday, January 9

Thursday, January 11



Save These Important Dates

Now that the new year is here, be sure to save the following dates on your 2018 calendar:

February 3 - 3rd Annual Fairlington Home Improvement Seminar

April 28 - 5th Annual Fairlington 5K Run/Walk

June 15 - 1st installment of Arlington County Real Estate Taxes Due

September 5 - Glen's Community Forum

October 5 - 2nd installment of Arlington County Real Estate Taxes Due

October 5 - Arlington County personal property tax due

November 1 - Glen's Annual Meeting

Schedule Of Monthly Fees For 2018

<u>UNIT TYPE</u>	<u>% OWNERSHIP</u>	<u>2018 MONTHLY FEE</u>
Arlington	.00379	\$508
Barcroft (I)	.00243	\$325
Barcroft (E)	.00250	\$335
Braddock (I)	.00195	\$261
Braddock (E)	.00202	\$271
Clarendon (I)	.00297	\$398
Clarendon (E)	.00304	\$407
Dominion	.00351	\$470
Edgewood (I)	.00263	\$352
Edgewood (E)	.00270	\$362

(I = inside unit / E = end unit)

Payment is due on or before the first day of each month, and a \$25 late fee will be assessed for payments received after the 10th of the month.

How To Pay Your Monthly Fee



Cardinal Management has already sent out the 2018 payment coupon books to co-owners who are not signed up for direct debit of their accounts. If you did not receive your coupon booklet, please contact Cardinal at 703-569-5797. Co-owners who choose this method simply mail their coupon and check to Cardinal each month.

Co-owners can also choose to authorize Cardinal to directly debit their bank accounts for the payment of monthly fees by filling out the form on page 4 of this newsletter and mailing it to Cardinal at the address noted on the form with a voided check. This free automatic debit seems to be the easiest method for most in the Glen. As noted on the form, the direct debit authorization will remain in effect, and will be adjusted automatically by Cardinal each year to reflect changed fee levels, until you provide written notification of its termination.

Some co-owners may have automatic bill arrangements with their banks (without directly debiting their account by Cardinal). In this case, you should update these arrangements with your bank to reflect the new fee levels.

Cardinal also allows you to pay each month online through their website, although there are service charges involved with each transaction. For more information, please go to <http://www.cardinalmanagementgroup.com/welcome.cfm> and follow the "For Homeowners: Click here to make payments" link.

AGREEMENT FOR PRE-AUTHORIZED PAYMENTS

Association/Community Name _____

Unit Address _____

I, the owner of the unit address above, authorize Cardinal Management Group, Inc., on behalf of the Association, to initiate debit entries in the amount of my Association assessment from the account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name _____

Routing No. _____ Account No. _____

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first and tenth of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$75.00 administrative fee. **A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.**

IMPORTANT NOTE: VERIFICATION OF ENROLLMENT INTO THE DIRECT DEBIT PROGRAM WILL BE SENT VIA EMAIL. PLEASE BE SURE TO INCLUDE YOUR EMAIL ADDRESS BELOW.

Name(s) _____

Email Address (where verification will be sent) _____

Date _____ Signed (Owner) _____

Please return this form with a voided check to:

*Cardinal Management Group, Inc., 4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192.*

I prefer to receive my notification by mail. Please mail my notification to:

Mailing Address _____ City/State/Zip _____

Helicopter Noise Forum Is January 16

Congressman Don Beyer will host a community forum on helicopter noise on Tuesday, January 16 beginning at 7:30pm at Abingdon Elementary School, 3035 S. Abingdon Street. This forum, with the Department of Defense (DoD), is part of a study he added to last year's Defense Authorization Act that passed Congress.



The forum is free; however, you must register for the event at <https://www.eventbrite.com/e/community-forum-on-helicopter-noise-tickets-41503727767>.

"The provision was proposed by Rep. Beyer in response to frequent complaints from constituents about excess noise from military helicopters," event organizers wrote. "It directs DoD to study changes to the region's helicopter flight routes, operating procedures, and types of helicopters flown in the national capital airspace to mitigate the effect of noise on the region's neighborhoods."

Wood Repairs To Begin Soon

At its December 12, 2017 meeting, the Board voted to approve a contract with Kolas Contracting of Alexandria in the amount of \$24,769 for carpentry repairs in Courts 1-4.

You may recall that last fall the Board postponed these repairs until 2018 due to budget constraints. Although the contractor hasn't given the Glen a start date, those repairs are expected to begin soon, weather permitting of course.



Home Improvement Seminar Coming Next Month

The 3rd annual Fairlington Home Improvement Seminar is set for Saturday, February 3 at the Fairlington Community Center, 3308 S. Stafford Street. This free, day-long event will begin at 9:00am and will showcase the advice and expertise of remodeling and repair contractors who are experienced with working in Fairlington homes.

The seminar will feature a series of sessions held in Room 118. Please keep in mind that space will be limited in this room; therefore, those attending will be admitted on a first-come basis. Attendees will also have a chance to consult with contractors on a more personal level before and after each session in Room 134.

The final seminar schedule will be published in the February issue of the *All Fairlington Bulletin*.

Help Wanted: Newsletter Editor



Are you a good writer? Are you creative? Are you looking for an opportunity to help your community? Then have we got the job for you - editor of the *Glen Echo*!

After six years on the Board, Jay Yianilos "retired" last November. In addition to serving as the Board President, Jay was (and still is) editor of this fine newsletter. But he's hoping to find another great volunteer who will be willing to write, edit, and produce Fairlington Glen's monthly newsletter moving forward.

You don't have to have a journalism degree, but if you do that's great. You don't have to be retired from the Washington Post, but if you are that's great. But you should be a great communicator who is willing to work with the Board to produce the *Glen Echo*.

Those interested should contact Jay at jasonyianilos@yahoo.com.

Court Reps To Meet

The Glen's Court Representatives Group (CRG) will have its next quarterly meeting on Monday, January 22 at 7:00pm at the Fairlington Community Center, 3308 S. Stafford Street. All court reps and alternates are encouraged to attend. Plus, if you're interested in becoming a court rep for your court, it will be wise to attend as well.

We are still in need of three new court reps to serve the community in Courts 1, 4, and 8. Residents of these courts are asked to consider this call to action to serve your community. Your help is needed!



Those interested may contact Carol Goodloe, the chair of the CRG, at cagoodloe@comcast.net.

Fairlington Glen's CRG serves as the primary communication link between co-owners/residents and the Board. The CRG serves as a forum for interchange and communication at the local court level and deals with tasks that are best performed on a court-by-court basis. The CRG is chaired by a co-owner and is comprised of a representative and/or alternate (co-owners or renters) from each of the 16 courts.

Among the CRG's functions:

- Welcome new residents to the court
- Maintain a contact list with email addresses for your court
- Transmit information from the Board to the court's residents
- Check for rules violations
- Inform residents of and remind them of Glen policies
- Monitor the physical upkeep of the court and report maintenance problems
- Notify the management agent of items requiring immediate action

Who Removes Construction, Landscape Debris?

Just a reminder...

Renovation/construction debris is the responsibility of the co-owner and may NOT be left curbside for pick up by the Glen's trash contractor, Capitol Services of Virginia.

Instead, such materials should be disposed of by the contractor or by the co-owner or resident if the work is not performed by a contractor.

Likewise, it is up to the co-owner or resident to dispose of landscape debris. Do NOT sweep the leaves from your patio out the gate into the common area. Instead, sweep or rake leaves and then bag them. The bagged landscape debris can be left for pick up with your household garbage.

If you are having a patio tree trimmed, please have the contractor remove the cut limbs. If you do the work yourself, please cut the limbs into small pieces and then place them into garbage bags. Again, the bagged debris can be left for pick up with your household garbage. Please do NOT leave tree limbs and branches at the curb for the Glen's landscape contractor. They will charge us extra to haul away your mess.

Thanks for your attention to this matter.



Short-Term Rentals Not Allowed In The Glen



Although Arlington County has sanctioned short-term rentals through online services such as Airbnb, VRBO, and Craigslist, such rentals are forbidden in Fairlington Glen.

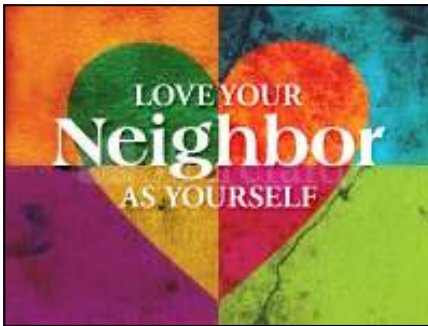
According to our Master Deed, Page 9, Paragraph 11: "The respective Family Units shall not be rented by the co-owners thereof for transient or hotel purposes which shall be defined as (a) rentals for any period less than thirty (30) days; or (b) any rental if the occupants of the Family Unit are provided the customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, or bellboy service. Other than the foregoing obligations, the co-owners of the respective Family Units shall have the absolute right to lease same

provided that said lease is made subject to the covenants and restrictions contained in this Deed and further subject to the By-Laws and Property Maintenance Agreement attached hereto."

In addition, our By-Laws speak to leasing and rentals in Article VI, Section 6, Paragraph (n): "Any lease or rental agreement for a Family Unit must be for an initial period of at least six (6) months."

Violations of the Master Deed or Handbook by any co-owner or tenant are actionable.

Good Neighbor Policies & Rules



Life in a condominium community like Fairlington Glen requires cooperation and consideration. After all, there are a lot of people living very close to one another. Think about it - we have 352 units, 16 courts, and just over 24 acres of property in the Glen.

Our Good Neighbor Policy requires communication as a first step in resolving conflicts. Please be considerate of your neighbors and talk to them if they are not being respectful of you - they may not realize they're being inconsiderate.

The following policies and rules (found on Page 22 of the Glen's Handbook) are intended to delineate the overall responsibility of residents and protect the ability of residents to live in harmony with their neighbors. These policies and rules are derived from the association's governing documents as well as a common sense approach to harmonious community living. Any approvals given under these policies and rules by the Board are revocable, and these policies and rules may be amended or repealed by the Board.

Court representatives play an important role in encouraging adherence to good neighbor policies and rules discussed in Handbook Chapter 4. Court Reps are often able to resolve problems without involving the Board. If an individual co-owner is unable to resolve a violation on his or her own and needs to take the matter to the next level, the recommendation approach includes:

Gather The Facts. Be specific as to dates, times, and places. If you did not witness the violation, get a written statement from the person who did. Photos can be helpful.

Cite The Handbook Rule or Blanket Variance Violated....unless the incident would be a clear violation. For example, "John Doe lets his dog run loose" or "Jane Doe planted an unauthorized tree" would be clear violations.

Investigate The Actions Taken To Resolve The Issue Without Board Involvement. If none were taken, say so, and explain why, if this would be helpful. For example: "I did not discuss with owner because he lives out of town, won't answer his phone, has proved unresponsive on other matters, etc." If you explain merely that you feel uncomfortable dealing with the alleged violator, you need not say more. NOTE: your court representative might be able to resolve the matter without Board involvement.

Write-up A Report...(email, hard-copy letter, etc.) on the above.

Give Your Report To The Board President for consideration. If a violation of a variance may be involved, give a copy to the variance coordinator. The management company will usually not become involved unless the Board asks it to do so.

Even in great communities like Fairlington Glen, problems can sometimes arise between neighbors. You are encouraged to do your best to resolve differences and respect one another. Not everyone will be your friend, but everyone should be a good neighbor to others and follow the rules of this community.



Personal Insurance - What You Should Know



Those who live in a community association like ours may assume that they and their possessions are covered against loss by the association's master insurance policy. Usually, this is not the case. A community association generally must purchase insurance to provide coverage for typical hazards and perils that may affect an individual owner, but this coverage usually does not extend to improvements and betterments made to a unit subsequent to conveyance from the developer, a unit owner's personal property, or personal liability.

What liability coverage does the master policy provide for owners? Usually the master policy will provide insurance protection for owners against liability claims caused by or arising out of membership in the association. For example, if somebody slips and falls on the common area, subject to the terms of coverage, the master policy will indemnify and defend all owners against a liability claim for bodily injury that may result.

If anybody slips and falls or otherwise sustains bodily injury within an individual unit, the master policy generally will not apply. Should a resident inadvertently leave the water running in his kitchen sink, allowing water to overflow, the master policy will likely not protect him against the claim from the resident in the unit below for damage to his personal property.

What should owners and renters do to protect themselves? Owners must be aware of the type of master policy insurance coverage their community association has purchased. They need to understand that deductibles have increased, which could result in a significant out-of-pocket expense without the appropriate personal insurance protection. Regardless of the kind of policy a community association has, owners as well as renters should purchase a personal insurance policy to fully protect their interests.

Resident owners should consider purchasing an individual Community Association Unit Owners policy (HO-6). This policy can provide coverage for personal property, unit improvements, betterments, additions and alterations, additional living expenses, personal liability, loss assessments, and damage less than the master policy deductible.

Non-resident owners may not need coverage for personal property or additional living expenses; however, they do have all of the other insurable exposures of a resident owner. Additionally, non-resident owners can be insured for loss of rental income.

Renters should purchase a Tenants Homeowner (HO-4) policy to provide coverage for personal property, additional living expenses, and personal liability.

What should homeowners know about insurance claims? Coverage can be arranged under some HO-6 policies to pay for damages to a unit over the personal policy deductible, usually \$500 or \$1,000, up to the master policy deductible, which now is usually \$5,000 or more. This type of coverage is generally referred to as "building" or "dwelling" coverage under a personal homeowner's policy. Unit owners should check with their HO-6 policy agent or the insurance company to determine if they have appropriate "building" or "dwelling" insurance to cover damage to their unit up to the master policy deductible.

The master policy will not cover personal property, such as clothing and furniture within individual units, nor will it provide coverage for personal liability or additional living expenses.

Where should you go for further information? The first place you should go is the Glen's Handbook, which is posted on our website at www.fairlington.org/glenindex.htm. There, take a look at the section on insurance and also, in the Appendix, Policy Resolution No. 03-1. Then, if you have any questions or need further information, please contact the Glen's insurance agents at USI Insurance Services: Steve Dickerson (703-205-8788 or steve.dickerson@usi.com) or Theresa Swan (703-205-8753 or theresa.swan@usi.com).

Fairlington Glen Contact List (January 2018)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Bill Layer	4110 S. 36th	703-933-9197	wlayer@aol.com
Vice President	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	wdworsley@gmail.com
At Large	Lee Henry			henryleejeff@gmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson Carol Goodloe (Court 10)

1 (27 units)

VOLUNTEER NEEDED

2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	eoconnor27474@gmail.com
4 (23)				VOLUNTEER NEEDED
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	fdferraro1@verizon.net
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann@gmail.com
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
8 (16)				VOLUNTEER NEEDED
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	bob.patrician@comcast.net
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35 th , #A2	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Archivist	Margaret Windus	3525B S. Stafford	703-379-1718	bowindus@gmail.com
Basketball	Patrick Murray	4144 S. 36th	703-931-7178	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Glen Echo				VOLUNTEER NEEDED
Landscape	Barbara Dean			glenlandscaping@gmail.com
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	msovero@yahoo.com
Recreation Passes				VOLUNTEER NEEDED
Tennis	Will Smith	3525 S Utah	703-578-1076	willregina@verizon.net
Variance	Greg Lukmire	4234 S 35th	703-578-4844	glukmire@verizon.net
Yahoo	Alison Trimble	4280 S 35 th	703-931-7096	alisont@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	c.lewis@cardinalmanagementgroup.com

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

January 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 	2	3	4	5	6
7	8	9 Board Meeting - 6:30p/FCC	10	11 Landscape Meeting - 7:15p/FCC	12	13
14	15 Martin Luther King Day 	16	17	18	19	20
21	22 Court Reps Group Meeting - 7:00p/FCC	23	24	25	26	27
28	29	30	31			

February 2018

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