



The Glen Echo

Newsletter of Fairlington Glen

July 2006

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Message from the Glen Board

On Tuesday night, July 11, we held a special expanded board meeting. We had invited members of the community to attend the opening hour to let us know about problems which they encountered during the unusually heavy rains at the end of June. Nearly 50 people attended. Neighbors reported problems falling into several categories.

First, and perhaps both most numerous and hardest to diagnose, simple water in the basement for which the source was unknown. Clearly, heavy rains raised the water table and, under pressure, the water looked for places to go. At the extremes, this could be the result of problems with foundations which could get worse without waterproofing or it may never happen again unless we have another hundred year rain.

Second, and more troubling, are those locations, particularly in Courts 9, 10 and 12 where the combination of sloping parking lots, inadequate curbing and stopped up drains left pools of water which both worsened the high water table problem and in some cases drained into window wells, and from there into basements. The only way to solve these problems will be to determine the best combination of changes to make in each case to improve the drainage. Depending on the location those solutions will differ.

Third, problems with gutters and downspouts led to numerous problems. Not only are some gutters inadequate to carry the heavy rain away, there were many reports of clogged downspouts which backed up. In these cases, the water overflowed the gutters and ran down the face of the building, often into window wells and in other cases coming in through other parts of the walls. This may be the most easily addressed problem in that it's either the gutter or the downspout which either needs to be cleaned or replaced, or both. Unfortunately, while we have had a cleaning schedule for gutters, the collecting leaves and debris sometimes get ahead of us. We will work with Ricky and the staff to address those problems.

Fourth, several folks reported that storm drains backed up into sanitary sewers and came back through basement floor and shower drains. This problem clearly requires attention from the county to insure that their system is draining well so that what we put into it will flow away as it's supposed to do. We will work with the county to be sure that all the storm drains are checked and cleared.

(Continued on page 2)

**Mark Your
Calendar!**

**Fall Landscape
Walkthrough**

**8:00 AM
Saturday
August 5**

**Meet at the
Stafford Circle**

Board Message: (continued from page 1)

This is a different problem from the difficulties that some unfortunate residents have experienced over the years when the sanitary sewer laterals become clogged and back up into the building's "low unit." We have long had an active preventive maintenance program for these pipes and have been replacing or relining them over the last decade. However, having clear sewer laterals would not have solved this problem.

With particular regard to storm sewers, through this unpleasant experience we have discovered that the Glen actually owns many of the large concrete capped storm drains which you may have noticed in various spots in the common areas. Apparently these were constructed in the 1940s when Fairlington was originally built and only a few of these are actually maintained by the county. We discovered this in the effort to clear a problem drain between Courts 2 and 3, near South Stafford. This pipe was partially flattened, filled with mud and roots. It will cost over \$12,000 to complete the replacement of this drain alone.

Several of our neighbors have volunteered to work with the Board to try to develop a plan to address these many and varied problems. This is the essential first step to what we can only expect to be a long and expensive process.

One critical thing of which Glen co-owners should be aware is that under the Glen's Master Deed, the co-owner's responsibility for his/her property extends to the outer plane of the brick wall and the Association's responsibility is outside of that plane. This means that if foundations are actually leaking, patching and waterproofing will ultimately be the co-owner's responsibility. Despite this legal fact, I believe that we should attempt to develop solutions jointly, and wherever it makes sense, we could choose to facilitate the implementation of those repairs as a community. However, the legal framework places the financial responsibility squarely on the co-owner.

Even before this very significant legal detail, we can only assume that we will increase our operating costs to address the many issues identified at the meeting and elsewhere. In addition, we may be drawing on our already under-funded reserves for a gutter replacement program to increase the capacity of that system and other costs related to the several specific locations with particularly difficult drainage problems. We were already budgeting for costs to rise significantly next year. This experience will not help.

This has been a trying few weeks for many in the Glen. Hopefully if we work together as a community we will rise above it. Please feel free to communicate directly with me on these issues. You can reach me by phone at 703/379-4379 or by e-mail at bob.patrician@verizon.net.



Original 1940's Storm Drain between Ct 2 and 3



Glen Employee Maria Castro working on drainage behind Ct 11

GLEN EMERGENCY CONTACT NUMBERS AND INFORMATION

<p>Andrew W. Barnes Community Manager Legum & Norman abarnes@legumnorman.com ph: 703.848.4324 fax:703.848.0982</p>	<p>Kristie Yoder Associate Manager Legum & Norman kyoder@legumnorman.com ph: 703.848.4332 fax: 703.848.0982</p>	<p>Ricky Solares Glen On-Site Manager *****New Email***** fairlingtonglen3m@verizon.net ph: 703.820.9567</p>
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24/7 Emergency After Hours Number 703.600.6000



Pool News...*See Full Calendar of Activities on Back Page*

The pool is now operating under the regular summer hour's schedule, which is: Weekends and Holiday Mondays 10 a.m. to 9 p.m. and Weekdays 11 a.m. to 9 p.m. Remember to bring your favorite bottle of Chardonnay or Pinot Grigio to share with your friends at our next **Wine Tasting on July 26th at 7 p.m.** Bring your little ones and your lunch for some socializing around the baby pool at the **Tot Lunch & Play every Wednesday morning@11:00am.** Contact Amy Suardi at 703-820-0656 or Susan Lyons at 703-400-9445 for more details. We have scheduled our second **"Masters Swim" from 7:30 p.m. to 9 p.m. on August 10th.** Our swimmers will get to enjoy several more lanes for serious or fun lap swimming - no worries about random beach ball attacks as non lap swimmers will be limited to the far right side of the pool. **And check out the Late Night swim on August 12th, the pool will be open two hours longer so you can take a little dip under the stars. "Save this date" - Saturday September 9th from 4-7 p.m.** for our end of year pool party to celebrate yet another fabulous summer in the Glen, complete with yummy margaritas and entertainment from the *Old Kids on the Block!*

Pool Rules Reminder: Please be sure to bring your activity card each time you visit the pool, and remember if you bring guests you must accompany them and make certain that they are aware of our pool rules. In order for children to visit the pool alone they must be at least 8 years old and have passed the swim test. Babies and toddlers who wear diapers also are required to wear snug-fitting plastic pants over the swim diapers. And finally, if you would like to have a party of eight or more at the pool, please contact "party queen" **Patricia Greenfield at green31@msn.com** and she will be happy to explain applicable rules, etc.

Thanks and Have a great summer!

Fairlington Glen Pool Committee Members

ANNUAL FINANCIAL REPORT TO CO-OWNERS

The Glen Echo
July 2006

Last year's Budget Work Group recommended the Board provide an annual financial report to Fairlington Glen Co-Owners. This is our first such report, and we have kept it both short and informal. We welcome your comments and questions as well as suggestions you may have for future reports. Our goal is to provide you with sufficient information to understand our financial status but not so much that your eyes glaze over. Let us know if we have succeeded.

Calendar Year 2005 The Glen's fiscal year is the same as the calendar year. During 2005, as shown in the table on the next page, we had a net loss of \$11,875, which was covered by our contingency reserve. If, in addition to categories over budget, other categories had come in at their budgeted levels, the deficit would have been over \$50,000. While there were a number of areas where actual expenses were lower than budgeted expenses, as we tried to keep expenses down, this was overtaken by unexpectedly large water bills as well as painting costs that came in above budget. We now know we should have expected increases in water/sewer bills because water and sewer rates in Arlington County have increased dramatically over the past few years. We will keep on top of rate changes for the 2007 budget, which are projected to increase at 15% a year for the foreseeable future because of a State-mandated \$114 million upgrade to the sewage treatment plant on Glebe Road.

Calendar Year 2006 The Budget Work Group (BWG) in 2005 put a lot of effort into examining our budget in detail, looking especially at areas where we might obtain savings in operations. This was done partly to provide adequate resources for our replacement reserves, which are needed to maintain our property values and keep our commonly-owned investments, such as roofs, sewers, recreational facilities, parking lots, and B-building hallways, in good shape. The Board is implementing the vast majority of the recommendations of the BWG and thanks them once again for their many contributions. Among changes that were made, porter duties were moved to the on-site staff. Nelson and Maria have been doing a fine job, with compliments from residents. Many new committees and task groups are a direct result of BWG recommendations, including the Finance Committee, By-Laws Task Group, Communications Committee, and Staffing Study Group. We have moved almost exclusively to on-line distribution of material within the Board and within many committees, saving on copying costs. Our telephone system has been revamped, which over time should bring us both lower costs and greater efficiencies. Recreation passes were handled by a volunteer this year, a considerable savings to the association.

Unfortunately, savings are being overwhelmed by increasing costs in other areas such as water and by dramatic increases in energy and transportation costs that we all face as individuals and that have an impact on the entire Glen budget. This will result in a deficit in our 2006 operations budget, a situation that we want to avoid in 2007.

Calendar Year 2007 Creating a budget we can live within, that we can explain to all of you, and will gain your support is our goal for the 2007 budget process. We have asked the Finance Committee—expanded with additional volunteers—to provide us with a range of options for 2007, so we might consider both people's fondest desires (such as a fully-funded pool contract for June) and also any additional savings they can suggest even after the thorough review of last year. We have also asked them to brainstorm about ideas that might bring us additional income other than through assessments or, alternatively, ideas which might save on costs. Finally, we have asked them to develop comparisons not only with other Fairlington villages but also with what single family homeowners typically pay for the services we provide communally, such as recreational opportunities, landscaping services, roof replacement, and water. Despite the increasing assessments of recent years, and that we face in the future, we believe that Fairlington Glen provides excellent value for the money. We want to assure that each of you also believes that, and we want to provide supportive data and information.

How You Can Help We appreciate the help that many of you already provide by being good Fairlington Glen citizens, by volunteering, and by watering the plants around your home. While such watering has clearly not been needed recently, late July and August will likely bring dryer conditions. Another way you can help is by requesting automatic deduction for your assessments (only half of you do), thus saving on coupon book printing and mailings, and on delinquency letters that cost us substantial amounts of money each year. Most of all, you can help by volunteering to assist in the many committees and task groups we use to serve the needs of the Glen community. Volunteer labor is highly valued and saves us substantially over what our assessments would be otherwise. Thanks to all of you who serve us already, and a welcome to those of you who can do so in the future.

Margaret L. Windus, Treasurer, for the Fairlington Glen Board of Directors

Note: If you would like to see the 2005 Fairlington Glen Audit, please call Margaret Windus, Treasurer, at 703-379-1718 or e-mail her at howindus@att.net.

FAIRLINGTON GLEN FINANCIAL REPORT FOR CALENDAR YEAR 2005

INCOME:

	<u>Budget Income</u>	<u>Actual Income</u>
Assessments from Co-Owners	997,102	996,369
Interest	8,000	13,377
Late Charges	500	591
Total Income	1,005,602	1,010,337

EXPENSES:

	<u>Budget Expenses</u>	<u>Actual Expenses</u>
Management Fees	62,639	61,860
Legal	8,000	4,308
Audit and Tax Preparation	3,300	3,100
Other Professional Fees	6,000	4,280
Insurance	64,600	64,649
Administrative	26,300	24,001
Payroll and Related	145,623	146,335
Utilities	111,000	137,984
General Repairs	90,975	89,267
Snow Removal	4,500	7,715
Swimming Pool	36,005	38,829
Trash Removal	53,400	54,113
Grounds Maintenance	112,360	106,053
Realized Loss on Investments	-0-	623
Income Taxes	3,400	1,595
Total Expenses	728,102	744,712
Net Income before contribution to reserves	277,500	265,625
Contribution to reserves	(277,500)	(277,500)
Net Loss	-0-	(11,875)

The net loss of \$11,875 results from expenses of \$744,712 being \$16,610 above planned expenses of \$728,102, partially counterbalanced by income of \$1,010,337 being \$4,735 above planned income of \$1,005,602. This net loss of \$11,875 was covered by our contingency reserve, which exists for just such purposes. The \$277,500 contribution to reserves (both replacement and contingency) was the planned amount in the budget.

Fairlington Glen Pool Events – July/August 2006

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
July 16	July 17	July 18	July 19	July 20	July 21	July 22
July 23	July 24	July 25	July 26	July 27	July 28	July 29
	FINS practice 3:30 pm-5:30 pm	FINS practice 3:30 pm-5:30 pm	FINS practice 3:30 pm-5:30 pm	FINS practice 3:30 pm-5:30 pm	FAIRLINGTON FINS FINAL SWIM MEET AND PARTY 6 pm to 9pm	
July 30	July 31	August 1	August 2	August 3	August 4	August 5
			Wine Tasting Chardonnays & Pinot Grigios 7pm			
August 6	August 7	August 8	August 9	August 10	August 11	August 12
			Wine Tasting 7pm Wines -- TBD	"Master's Swim" 7:30 pm to 9 pm		LATE NIGHT SWIM!!! Open until 11pm