



# The Glen Echo

Newsletter of Fairlington Glen

July 2013

## SUMMER FUN & SAFETY AT THE POOL

Summer at the Fairlington Glen pool got off to a great start with our opening pool party. A big thank you to our pool committee, co-chaired by Kearsley Walsh and Kristin Sneed, and to everyone who helped that day. A great crowd turned out on a hot afternoon to enjoy burgers, hot dogs, margaritas, and the company of our neighbors.

And our first wine tasting was a big hit too. Kudos to our new organizer Carolyn Ericson. Remember, the next event is Wednesday, July 3 at 7:30pm. Bring your favorite bubbly and a snack to share.

Don't miss Adult Swim & Movie Night at the pool on Friday, August 2 from 7:00 to 10:00pm. Join adults (21 and over strictly enforced). Bring a side dish and drinks (in non-glass containers) to share, and we'll provide the bratwurst and dessert. There will be vegetarian options available; please note your request in your RSVP. RSVP to Emily and Rob Simcox at [emilygracenicolson@gmail.com](mailto:emilygracenicolson@gmail.com) or at 703-980-9830.

The Glen pool is always a place for summer fun. But parents are reminded that young children should never be left at the pool, even if only for a moment while you run back to your house. Our lifeguards are on duty for your safety and the safety of those around you. The guards are not babysitters. Please refer to pages 43-46 of the Fairlington Glen Handbook, found on our website, for more details about pool rules.

If your child cannot swim, they are not permitted past the 3 and 1/2 feet mark without an adult in the pool with them. Children who pass the swim test and live in the Glen are entitled to an "I passed the Fairlington Glen Swim Test" t-shirt.

Finally, the Glen Pool Committee is always looking for new members to join. For more information, please contact Kearsley Walsh at [krrrww@comcast.net](mailto:krrrww@comcast.net) or Kristin Sneed at [kristin.sneed@fhfaoig.gov](mailto:kristin.sneed@fhfaoig.gov).

Thanks, and enjoy the summer at our pool! *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.

# A MESSAGE ABOUT VIOLATIONS

The last thing that a Glen co-owner usually wants to see is a violations notice from management. Board Treasurer Maynard Dixon admitted, "I got a few myself before I became involved in Glen affairs, and my initial reaction was 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 ([www.fairlington.org/glenindex.htm](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 replacement.

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). In addition, personal items or renovation waste left in the common areas is an area of special concern—once it begins it tends to spread. Soon rusting grills, patio garden waste, renovation debris, etc. detract from the beauty of our surroundings and are noticeable when co-owners are trying to sell or rent. Toys, strollers, and sports equipment left outside or behind shrubs give an unkempt impression of the whole Glen.

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, that particular co-owner is given an opportunity to state their case in executive session as well.

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 policies of the Glen to make living here a pleasant experience.

## TREASURER'S NOTE

The annual 2012 audit report and Treasurer's explanation, that were both printed in last month's issue of the *Glen Echo*, have now also been posted to our website. You'll find both in the documents section at [www.fairlington.org/glenindex.htm](http://www.fairlington.org/glenindex.htm).



# BRADLEE SUPERMARKET CHANGES

According to Craig Muckle, a spokesman for Safeway, the supermarket located nearby at 3526 King Street will close on Saturday, July 13 so the company can begin the process to demolish the existing structure and build a brand new Lifestyle Safeway in its place.



At this time, there is no firm date as to when the new store will open. Muckle said they hope to open the new store in 2014.

When it does open, the new Safeway will be a much larger store with approximately 55,000 square feet and some sheltered parking. Plus, there will be larger seafood, produce, floral, deli, and wine departments.

On June 6, the Giant at Bradlee closed its doors for good. A spokesman for Giant said the decision to close was based on performance.



Specialty grocer The Fresh Market plans to open in Giant's former location at 3680 King Street in March 2014. This will be Fresh Market's 12th store in Virginia. The company operates more than 130 stores in 25 states.

The Fresh Market calls itself an "extraordinary food destination store." It's a European-style market, and according to the company's website the stores feature the best cuts of meat, the freshest produce, fresh-roasted coffee beans, and hard-to-find grocery items from around the globe.

## SURVEY SAYS...

The Fairlington Citizens Association (FCA) is requesting your input regarding the possibility of overnight parking on Quaker Lane along the Glen-Meadows perimeter.

The FCA is gathering input from residents, particularly in South Fairlington, through an online survey. You can access the short survey at [www.fca-fairlington.org](http://www.fca-fairlington.org). The survey is active through July 8, 2013.

About 10 years ago, Arlington County instituted a ban on overnight parking due to the number of commercial trucks and boats that were using Quaker Lane for parking.

Now with a reduction of on-street parking in Fairlington, it's been suggested that the Quaker Lane parking ban be lifted to only allow the parking of private automobiles overnight. What do you think about the potential adjustment to overnight parking restrictions? Have your voice heard by taking the survey now.

# WHAT WE GET FOR OUR DUES

When residents take time to consider what they get in return for their monthly assessments, they usually think first of highly-visible services such as landscaping, 6-day/week trash collection, and providing information to assist in re-financing and insurance applications.

But most of the Glen's revenue is spent for things that are under the radar. Examples include the water bill, insurance on the Glen's structures (including residences), accounting and tax preparation services, and maintenance of the Glen's common physical plant. Maintenance of the physical plant is especially important because our commonly maintained physical plant is extensive, including all of the exteriors of residences (except the windows), the sewer laterals and pipes under the floor, and the wood trim.

To avoid borrowing or special assessments to fund replacements, the Glen must maintain adequate reserves to provide for replacements when assets reach the end of their useful lives. Fortunately, by adequately planning the replacement of physical assets on a batch basis, the Glen can benefit from costing and market power economies, which means that we can get the work done far less expensively than residents could do it themselves.

## NOTES FOR PET OWNERS/DOG WALKERS



When taken outdoors in the Glen, dogs must be kept on a leash at ALL times. Pet owners or their agents must also clean up after their dogs at all times.

Dog waste should be bagged and deposited with trash or in trash cans located in the Glen. When walking a dog, please remember to (1) pick up the poop and (2) properly throw it away.

Do not leave the bagged dog waste on the ground near the curb. It is your responsibility, not our trash contractor's or on-site staff's, to throw it away. And please do not leave bagged waste on your doorstep or a neighbor's doorstep for trash pick up. It's your job to dispose of it properly.

## NEIGHBORS HELPING NEIGHBORS

Fairlington Glen is a great neighborhood to call home. When newcomers arrive, be sure to introduce yourselves and give them information about nearby stores and attractions. Tell them about our website, our Yahoo group, and this newsletter. New neighbors aren't the only ones that can benefit from your help. If you have elderly neighbors in your court, don't be afraid to assist them with the carrying of groceries or doing other good deeds. You can't pick your neighbors, but you can put a smile on their face by taking a moment to share some kindness.

# FOOD SAFETY DURING POWER OUTAGES

This article may be coming a year too late considering last year we were in the dark for days following the derecho. In any event, these are important tips worth sharing.

Power failures can be one of the most annoying and disabling occurrences in the Glen. Whether caused by summer storms, winter snow and ice, equipment failure, or an overloaded regional grid, electrical outages can be costly, uncomfortable, and sometimes even dangerous.

Residents can face many hazards when a power failure occurs, usually without any warning, including losing refrigerated and frozen foods. Some food items can be salvaged, but only if you're prepared.

## In anticipation of a power failure:

- Have at least one or two coolers on hand and at least one spare five-pound bag of ice in the freezer.
- Know where to get bag, block, or dry ice quickly when you need it, particularly if you anticipate a long-term outage. (Caution—dry ice is made from carbon dioxide, so it requires safe handling. Never breathe in its vapors or touch it with your bare hands.) A 50-pound block of dry ice should keep a tightly packed 18-cubic-foot freezer cool for up to two days.
- Have an instant food thermometer or appliance thermometer available to ensure your freezers, refrigerators, and coolers are staying cool enough to store food safely.
- Arrange the refrigerator and freezer efficiently. Frozen food will last longer in a full freezer—up to 48 hours if tightly packed—and refrigerated food will last longer—up to four hours—if there is room for air to circulate around items.

## When the electricity goes off:

- Avoid opening and closing the refrigerator unless absolutely necessary.
- Check the temperature of refrigerated foods if the power is out for more than a few hours. Discard any food item that has been at 40-degrees or warmer for two hours or more. Exceptions include butter and margarine; hard cheeses like parmesan and Romano; some condiments like mustard, peanut butter, soy sauce, olives, and vinegar-based salad dressing; and fresh, uncooked fruits and vegetables.
- Check the temperature of frozen foods as well. While tightly packed freezer foods will stay frozen for many hours, some items that may have thawed can be refrozen if they still retain ice crystals or have remained at a temperature lower than 40-degrees. Fruit and vegetable juices, bread and rolls, pie crusts, meat and chicken, and prepared foods and casseroles can be refrozen safely if they have not been at 40-degrees or warmer for more than two hours.

After the power comes back on, you may need to deodorize the refrigerator and freezer by washing the surfaces with a solution of two tablespoons of baking soda dissolved in a quart of warm water. Also, place an open box of baking soda inside the refrigerator and freezer to absorb any lingering odors.

Because the appearance and odor of a food item isn't an accurate indication of its safety after a power outage, use the 40-degree rule of thumb. And when in doubt, throw it out!

While the power can go out any time, most power failures occur from July to September. But no matter when we experience an outage in the Glen, knowing how to handle frozen and refrigerated foods can help us keep our food supplies safe until the lights come back on.

Of course, let's hope we never experience anything close to the multi-days outage of Summer 2012!

## Fairlington Glen Contact List (July 2013)

### 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	Keith June	3568 S. Stafford	703-599-2063	<a href="mailto:keithjune@earthlink.net">keithjune@earthlink.net</a>
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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>
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### Other Coordinators and Committee Chairs:

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>
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	Kearsley Walsh		703-379-7493	<a href="mailto:krrrww@comcast.net">krrrww@comcast.net</a>
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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**

# July 2013

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

# August 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Pool open 10a-9p	2 Pool open 10a-7p / Adult Swim Night 7-10p	3 Pool open 10a-9p
4 Pool open 10a-9p	5 Pool open 10a-9p	6 Pool open 10a-9p	7 Pool open 10a-9p / Sum- mer Whites Night—7:30p	8 Pool open 10a-9p	9 Pool open 10a-9p	10 Pool open 10a-9p
11 Pool open 10a-9p	12 Pool open 10a-9p	13 <b>Board Meeting 7p @FCC</b> Pool open 10a- 9p	14 Pool open 10a-9p	15 Pool open 10a-9p	16 Pool open 10a-9p	17 Pool open 10a-9p
18 Pool open 10a-9p	19 Pool open 10a-9p	20 Pool open 10a-9p	21 Pool open 10a-9p	22 Pool open 10a-9p	23 Pool open 10a-9p	24 Pool open 10a-9p
25 Pool open 10a-9p	26 Pool open 10a-9p	27 Pool open 10a-9p	28 Pool open 10a-9p	29 Pool open 10a-9p	30 Pool open 10a-9p	31 Pool open 10a-9p