



# The Glen Echo

Newsletter of Fairlington Glen

July 2014

## Policy Resolution 14-01 Adopted

The Fairlington Glen Board of Directors adopted Policy Resolution 14-01 by a unanimous vote at the Board's June 10, 2014 meeting. All co-owners and residents were mailed a copy of the approved resolution concerning the use of common elements in the Glen. The new policy goes into effect July 15, 2014.

For more than a year the Board has been reviewing the existing policy regarding use of common elements throughout the community, and also sought input from the community before making a final vote on the matter. The Board's focus has been on the temporary placement of items on the common elements. With the adoption of this resolution, co-owners and residents will now be allowed, where they previously were not, to place items such as party and/or catering tents and inflatable moon bounce houses on the common elements for a limited amount of time.

The resolution constitutes an expansion of the rights of co-owners and residents regarding the use of common elements, but also protects the assets of the Glen. Nothing in the resolution impedes the ability of co-owners and residents to continue to use the common elements for incidental, recreational play.

Co-owners and residents must request permission from the Board before placing an item in the common elements for a non-incidental purpose for a limited amount of time. Requests shall be submitted in writing to the Board at least 30 days prior to intent to place an item. The Board shall have the obligation to provide an answer within 14 days. If the Board, in its sole discretion, approves such a request, the co-owner or resident will be required to sign the release and indemnification agreement and return it to the Board at least seven days prior to intent to place said item.

The policy resolution and agreement form are found on our website. A copy of the agreement form follows on page 2 of this newsletter. Thanks for your attention and compliance with this matter.

*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.

# COMMON ELEMENT USE AGREEMENT

I, \_\_\_\_\_, hereby represent and warrant that (i) I have read Policy Resolution 2014-01 regarding use of the common elements and I am familiar with the rules and regulations therein; (ii) I will use common elements in accordance with the rules and regulations pertaining thereto and the condominium instruments; and (iii) I am responsible for my conduct on the common elements, and the conduct of my tenants, residents, family members, guests, invitees, etc.

I hereby release and agree to hold harmless the Association, its directors, officers, employees, members, residents and agents for any claims, liabilities, injuries, damages to my person or property, direct or indirect, including but not limited to costs and attorney's fees, arising from, caused by, or the result of my use or the use of the common elements by my tenants, residents, family members, guests, invitees, etc.

I hereby acknowledge that the Council is not a bailee for any personal property that may be placed in the common element and shall not be responsible for any personal property that is damaged, lost or stolen.

I hereby acknowledge that my use of the common elements is hereby limited to the following:

Proposed Date Requested: \_\_\_\_\_

Proposed Time Period for Event: \_\_\_\_\_

Proposed Location of Item to be placed in common elements:

\_\_\_\_\_

Item to be placed in common elements: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I hereby acknowledge that I will contact Virginia Utility Protection Service (VUPS) or Miss Utility of Virginia in advance if the item to be placed in the common elements requires groundpins or stakes.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

*To be completed by Association representative only:*

Received by: \_\_\_\_\_

Approved? \_\_\_\_\_

**Board President Signature:** \_\_\_\_\_

# ADULT SWIM & MOVIE NIGHT



Adult Swim & Movie Night returns on Saturday, July 12 from 8:00 to 10:00pm. Join adults (21 and over strictly enforced) at this pool party and movie night. You bring a side dish and drinks (in non-glass containers only) to share, and we'll provide the bratwurst and dessert. Vegetarian options will be available.

So leave your adorable kids with a sitter, and enjoy the foosball table and ping pong without the chance of an 11-year-old beating you. Don't feel bad about hogging the noodles. No need to hold back on the pool's basketball hoop. It's ADULT SWIM TIME!

RSVP's are not required, but will help us to know how much food to prepare. Please contact Emily and Rob Simcox at [emilygracenicholson@gmail.com](mailto:emilygracenicholson@gmail.com) or by calling 703-980-9830.

## PAINTING UNDERWAY; ROOF REPAIR STARTS SOON



At the Board's June 10, 2014 meeting, a contract was unanimously approved with NOVA Painting Company in the amount of \$47,495 to paint the exterior wood surfaces in Courts 5-8. The Glen has a 4-year painting and carpentry cycle in which four courts are painted each year.

The painting-related carpentry work has already begun. Our separate carpentry contractor, Engelking Carpentry, is replacing rotten wood that can be readily identified before the painting begins. After the painting begins, the painting crews will mark (usually by black paint) rotten wood that can be identified only by close inspection from ladders, and the carpenters will return to replace the wood that has been so marked.

In addition, the Board unanimously approved a contract with Autumn Contracting, Inc. in the amount of \$164,200 for 2014 roof replacement work in Courts 3 and 14.

In Court 3 the front roof at 3575-3579 S. Stafford Street and the full roof at 3561-3563 S. Stafford Street will be replaced with Vermont slate. In Court 14, the front roof at 3500 S. Stafford Street/4202-4210 S. 35th Street will be replaced with Vermont slate.

## PARKING REMINDER

Please be reminded that it's against the law to park blocking a crosswalk. The Arlington County Police Department makes frequent visits to the Glen and will ticket cars that are parked blocking any or all of a crosswalk. If your car blocks the walk, it prevents anyone, especially those in wheel chairs, from crossing safely.



# AN INVESTMENT IN THE FUTURE



Blake Giddens and Jeff Hugney, our civil engineers.

How do we plan for and carry out the many infrastructure projects highlighted in this series of articles? It takes Glen volunteers from Board members to committee members, management and engineering oversight, and skilled contractors. The Glen has benefitted from some excellent contractors and an engineering support team at Restoration Engineering, Inc. (REI) that has guided our efforts for nearly 20 years.

Engineering studies by REI flowed into the 2008 reserve study led by Bill Worsley, a Glen co-owner with a financial background. The recent 2013 reserve study by REI provides updated analysis and recommendations for the future. Expanding on this study, Worsley has prepared a long-term projection of replacement reserves. The 2013 reserve study also provides a consolidated map of the Glen with location and status information for many elements of infrastructure. All of these can be found at <http://www.fairlington.org/glendocuments.htm>.

Ultimately, the most relevant group for infrastructure improvements is the Glen community as a whole. It is, after all, **you** who financially support the efforts required to maintain and renovate a 70-year-old community. During the 8-year period from 2002 to 2009, assessments increased at a rate that ranged each year from 5% to nearly 10%. Newer co-owners may be surprised to hear that. It was a lot to ask of the community, which came through with strong support after seeing evidence of need. That support has put us in a financial position to initiate and complete the many improvements noted in this series of articles and to plan for the future.

At the same time, we have been able to slow assessment increases to less than 3% a year for the past five years (2010-2014), even while carrying out infrastructure improvements **and** continuing to increase our reserve strength. Forty cents of every dollar you pay in assessments goes to reserves—some to spend, some to save, and all to keep the Glen in good shape. It is a wise investment in the future. **THANK YOU ALL!**

## ARTICLES IN THIS SERIES

January / Is The Glen Really 70 Years Old?

February / Roofs—Our Crowning Glory

March / Our Subterranean Infrastructure

April / Our Wonderful Pool Complex

May / Glen Recreational Facilities

June / Asphalt, Brick, Wood, and More

July / An Investment In The Future

*The editor wishes to thank former Board member Margaret Windus who contributed this excellent seven-part series of articles on Glen infrastructure.*

# TOT LOT TO BE REPLACED

After hosting a Tot Lot Info Night on June 4, 2014 to answer questions from the community, the Board voted unanimously at its June 10, 2014 meeting to approve a contract with All Recreation of Virginia in the amount of \$56,650 to replace our aging tot lot equipment. The current playground equipment is 18 years old and has provided kids in the Glen with a wonderful place to play. However, a playground consultant advised us that the existing facility no longer meets today's safety standards.



Before the installation begins, the Board will vote on drain repair proposals that have been submitted to replace a section of original Orangeburg storm pipe that runs under the swings and parallel to the tennis court. Three contractors have submitted bids as of press time.

The approved tot lot plans remain posted on our website. Once we have a timetable for the work to begin, the community will be alerted.

## COURT REPS THANKED, WELCOMED

Join us in thanking both Bozena Giza (Court 4) and Vicky Mason (Court 6) for their service as Court Reps. New volunteer reps have stepped forward and have been named. In Court 4 we welcome Therese Rose and in Court 6 we welcome Jeremy Wiedemann as the new Court Reps. Their contact information has been added to our contact list, which is found on page 9.

Court Representatives play an important role in welcoming new co-owners and residents to each court and to our community. In addition, Court Reps answer Glen-related questions from their court's residents, report court maintenance issues to the Board and the onsite staff, and maintain communication within the court.



Nelson & Maria on the Glen's brand new tractor.

## NEW ARRIVAL

On May 19, 2014 we took delivery of a brand new tractor and cart that will be used by our onsite staff. The Columbia tractor, cart, snow plow attachment, and tire chains were purchased from Belmont Power Equipment in Newington, VA. The old tractor, which has been operating on its last legs, will be donated. The old cart, which was in rough shape, has been dismantled and discarded.



# THE GLEN 10 - 10 Q's & A's with Chris Robinson

*Get to know your neighbors in the Glen each month through this feature we call the Glen 10. It's 10 questions and 10 answers with a Glen resident, and this month it's Chris Robinson from Court 13.*

- 1. Where are you originally from and what brought you to Arlington?** - "I am from North Carolina originally. Moved here for work in 2003 and loved the area ever since."
- 2. You're a relatively new co-owner here, When did you move into the Glen, what court do you live in, and what model do you own?** - "I moved here in 2012 (Halloween to be exact). I live in a Clarendon model in Court 13."
- 3. What attracted you to Fairlington?** - "Ever since I moved to the area and bought a condo close by, I was attracted to the calm and beauty of the Fairlington area. I always knew I wanted to live here in this community. It just seemed like a great place to call home!"
- 4. What do you think makes this community different from other condominium communities that you have lived in?** "It's a diverse and active community that really promotes that neighborly vibe. It really cuts off that 'big city' feeling and seems like we are in a small town."
- 5. Is there anything that you can think of that could be a wonderful addition to Fairlington?** "I think the Farmers Market will be a great addition. I am very much looking forward to that happening soon."
- 6. In a previous community you served on the Board. How important is it for volunteers to step forward and contribute to the growth of their neighborhood?** "It's very important to have a voice in your community and an active role in protecting the overall best interest for yourself, your neighbors, and your investment."
- 7. Thank you for recently volunteering to become the new Court Rep in Court 13. How has the experience been so far?** "It's been great. We have great folks here in our court."
- 8. Tell us a bit about your background—where did you go to school, what did you study, and what do you do for a living?** "I went to UNC-Chapel Hill. I graduated with a BS in Psychology and I am currently using that degree in sales."
- 9. When you're not working, what are some of your favorite hobbies or things to do around the area?** "I am a foodie and love trying new restaurants in the area. When I am not eating, staying in shape is very important to me so I am working out at the Energy Club, playing flag football, mountain biking, hiking, or exploring the area. DC has so many great cultural experiences to offer and participate in."
- 10. While you've been in the DC area, what's one thing that you've always wanted to do and yet haven't done yet?** "Tour the White House."



# Thanks For Supporting Our Troops



A big THANK YOU to all of the Glen co-owners, residents, and friends who contributed to our first-ever drive to support our troops.

We asked for your help during the month of May. Because of your generous donations, items ranging from food to personal care to reading materials were collected, packaged, and shipped overseas.

Our packages were sent to the attention of U.S. Army Colonel Keith June, a Court 12 resident and former Board member who is currently serving in Afghanistan.

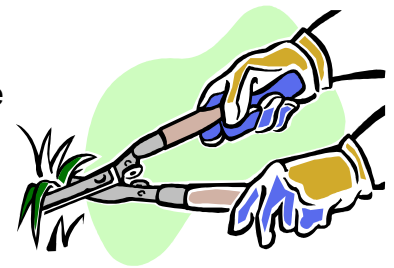
## Properly Store Toys, Bikes, And Strollers

All co-owners and residents are reminded that toys, bikes, and strollers are NOT to be stored on the common elements either overnight or for extended periods. Doing so is a violation of our By-laws.

Instead, move toys, bicycles, and strollers to your patio area. In addition, you can always bring these items indoors. We thank you for your attention to this matter.

## Patio Trimming Needed

All Glen co-owners and residents are asked to pay close attention to the landscape items within your patio areas. We need to make our patio fences last as long as possible because they will cost about \$518,000 (after inflation) to replace, so please be sure that no vines are growing on the building, on the fence, or even through the fence. It is your responsibility to remove these vines. Not doing so is a violation.



While you're at it, please also pay attention to your patio trees to make sure that branches and limbs are trimmed away from the building, roof, and gutters. Some trees have gotten so large that some limbs are hanging over into neighboring patios. Be considerate and trim those trees and shrubs away from your neighbor's yard.

Patio trees can be a big problem for a co-owner, especially when the tree trunks or roots are growing into the fences. Next month's issue of the *Glen Echo* will explore patio trees more in depth.

# THE FAMILY THAT SWIMS TOGETHER...

During July and August, our pool will be open on Tuesdays and Fridays from 8:00 to 10:00am for adult swim only. This is a great opportunity for adult residents to get some exercise swimming laps.

However, in May we had a swim of a different variety. As you can see in the picture to the right, a mother duck and her ducklings arrived at our pool for a swim on an early Friday morning. This cute family swam a lot of laps together throughout the day.



A family of ducks enjoys a swim in May before the pool even opened.

Several residents came by to take pictures or simply watch the cute little swimmers. But when one resident realized toward the end of the day that the ducklings were not able to get out of the water on their own, the Arlington County Animal Control folks were called into action.

The mother and her ducklings were captured and released safely.

## NEW COUNTY ALERT SYSTEM



Arlington County unveiled its new emergency alert system on June 25, 2014. And now, being forewarned about dangerous weather, a neighborhood evacuation, or an emergency road closure is easier with the new local alert system.

The system, now available to all County residents and visitors, is part of the integrated National Capital Region's [Capitalert.gov](http://www.Capitalert.gov).

It is important to note that even if you have previously signed up for Arlington Alerts, you must sign up again to receive alerts from the new system.

With this new system, residents and visitors are able to choose how to be notified of emergencies by entering up to ten ways of receiving information. Plus, you can pick what kind of notifications you want to receive AND can even specify particular times during the day when you prefer to block notifications.

For more information, visit <http://www.arlingtonva.us/alerts/> OR [www.Capitalert.gov](http://www.Capitalert.gov).



## Fairlington Glen Contact List (July 2014)

### 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	Corey Love	3551 S. Stafford, #B1	609-412-4624	<a href="mailto:corey.t.love@gmail.com">corey.t.love@gmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:MaynardDixon@verizon.net">MaynardDixon@verizon.net</a>
Secretary	Susan Hunchar	4327 S. 36th	703-820-9519	<a href="mailto:shunchar@hotmail.com">shunchar@hotmail.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)	Ed McGonagle	3523 S. Utah	703-578-3056	<a href="mailto:edfmcgo@gmail.com">edfmcgo@gmail.com</a>
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
11 (22)	Bill McShea	3592 S. Stafford	703-820-4529	<a href="mailto:bunandbill@comcast.net">bunandbill@comcast.net</a>
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)	Alison Trimble	4280 S. 35 <sup>th</sup>	703-931-7096	<a href="mailto:alison@comcast.net">alison@comcast.net</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:

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@fhfaog.gov">Kristin.sneed@fhfaog.gov</a>
	Kearsley Walsh	4124 S. 36th	703-379-7493	<a href="mailto:krrrww@comcast.net">krrrww@comcast.net</a>
Recreation Passes	Andrea Attili	3545 S. Stafford, #B1	202-486-0991	<a href="mailto:andrea.attilli@gmail.com">andrea.attilli@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**

# July 2014

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

# August 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Adult Swim 8-10am/Pool Open 10a-8p	2 Pool Open 10am-8pm
3 Pool Open 10am-8pm	4 Pool Open 10am-8pm	5 Adult Swim 8-10am/Pool Open 10a-8p	6 Pool Open 10am-8pm	7 Pool Open 10am-8pm	8 Adult Swim 8-10am/Pool Open 10a-8p	9 Pool Open 10am-8pm
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