



The Glen Echo

Newsletter of Fairlington Glen

July 2015

Flooded Basements - Who's Responsible?

Average precipitation in the Washington area in June is 3.78 inches, but last month's rainfall totals at Reagan National Airport were close to 12 inches making this the second wettest June on record. You have to go back to June 2006, when 14.02 inches of rain fell on the area, for a comparably wet month of June. With heavy rains comes the possibility of flooded basements in Fairlington. Nine years ago this was more of a problem than it is today because since then measures have been taken to improve drainage throughout the Glen. Still, it is unfortunate that anyone has to experience water intrusion. Who is responsible when our basements flood? The simple answer is the co-owner, and this policy dates back to our condo association's beginning.

The Master Deed and Bylaws are clear in that each of us owns virtually our entire unit except for the roof. The vertical boundaries are the plane of the outer surface of the exterior wall and the plane of the center line of the wall with a neighbor. The horizontal boundaries are the plane of the underside of the lowest floor slab and the plane of the underside of the exterior surface of the roof (excluding roof shingles). The Council (all of us, that is) owns only the roof and drainage lines under the floor slab.

Consistent with this division of ownership, the Board in 2007 summarized in Policy Resolution 07-1 the allocation of responsibilities for maintenance and repair under our condominium documents. This was done to clarify policies that had, for the most part, been followed by successive Boards over the years. Policies on allocation of responsibility were then incorporated into our updated 2008 Bylaws, which were approved by 80% of co-owners.

As reflected in these documents, co-owners in the Glen are responsible for water seepage or flooding. Waterproofing of basements and installation of sump pumps are a co-owner's individual responsibility. As a community, we have also developed and implemented jointly many solutions in the common areas to improve drainage and move water away from buildings. A number of you have participated in planning and implementing those efforts.

I encourage you to review the information and the chart that shows the division of responsibilities for maintenance, repair, and replacement. It is posted on our website at: <http://www.fairlington.org/glenmaintainresponsibilities.pdf>. It is an excellent resource for all Glen co-owners.

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.

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.



Indian Tandoori Night Returns

After much fun and delicious food at last year's inaugural event, our 2nd annual Indian Tandoori Night at the pool will be Saturday, July 18 from 6:00 to 9:00pm. Please make plans to be there!

Court 5 residents Swapnil & Jennifer Bhartiya have graciously volunteered to organize and prepare the main dishes once again. The main course, which is chicken, beef, and Naan bread, will be provided. Please bring an Indian themed or compatible side dish to share and also bring your own beverages (no glass containers allowed).

Jen said that last year people were creative with their side dishes. But she suggests things like Raita, cucumber salad, juices, dessert like gajar halwa, vegetables, fruit salads, and chutneys/sauces. If you have any questions, please email Jen at jenniferbhartiya@gmail.com.

Summer Beer/Wine Tasting Nights

The beer/wine tasting nights are always fun and a great way to socialize with your neighbors. Bring your own adult beverages (see list below) and a snack to share and join the get together at 7:30pm at the picnic table outside the pool's entrance.

Friday, July 3 / Sparkling wine

Thursday, July 16 / Beer

Thursday, August 6 / Sangria

Thursday, August 20 / Beer

Thursday, September 10 / Rose

Thursday, September 17 / Beer (Oktober Fest)

Eating At The Pool - A Reminder

Just a reminder, when you bring food to the pool it must be eaten only in the designated area under the canopy.



Please keep in mind that in order for our pool to open, we must receive a permit from Arlington County. The Glen pool passed its initial inspection in May and was given a County permit to operate; however, the County still sends inspectors for periodic spot checks during the summer. If they discover food outside of the designated area, the Glen pool's permit may be revoked and the pool shut down. Nobody wants to see that happen, so please eat only under the canopy. Thank you!

ADULT SWIM HOURS RETURN IN JULY & AUGUST

Tuesday and Friday mornings in July and August will be adult swim time during the hours from 8:00 to 10:00am. This is always a favorite of those who like to do some early-morning lap lane swimming. Again, these hours are for adults only. There will be no kids permitted until the pool opens for normal hours beginning at 10:00am.

WATER AEROBICS ARE BACK!

A FREE water aerobics class will be offered at the Glen pool on Tuesday nights from July 21 through September 1 from 6:30 to 7:30pm.

The class is being organized by Court 11's Melinda Patrician. For questions, please contact Melinda at mdpatician@gmail.com or call 703-379-4379.

PARKING LOT REPAIRS COMPLETED

Thank you for your patience and cooperation during the Glen's parking lot repairs in May and June. This presented an inconvenience to all, but concrete and asphalt repairs, sealcoating, and re-striping of most of our parking lots was necessary.

The good news is that not one car needed to be towed during the process! We appreciate your attention to the matter.

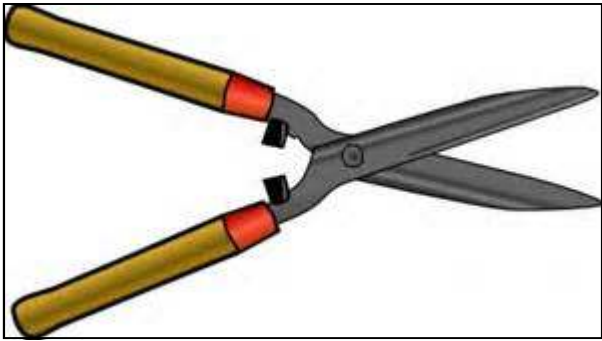
The contractor, NVM Paving & Concrete, completed a walk-through with two of our Board members, our property manager, and a representative from Restoration Engineering, Inc. (REI) on June 23. A punch list of corrections was created, and we're waiting for a date to be scheduled for those corrections. In the event that a court or an area of a court may have to be cleared again, residents will be alerted through notices and signs.

PHASE III BUFFER REPAIR APPROVED, COMPLETED

At the Board's May 12, 2015 meeting, the Board approved a contract with Environmental Enhancements (EE) in the amount of \$12,167 for the third phase of landscape buffer repair to the King Street perimeter.

In June, crews from EE completed landscape renovation of a section along the interior fence line behind Court 6. Several Easter Red Cedars that were identified by our arborist to be in declining health were removed. Arborvitae, Nellie Stevens Hollies, and Skip Laurels were planted to replace the trees, which is similar to what was done in both Phase I (2013) and Phase II (2014) of our repair to the property's perimeter. You may recall in 2013 the Board adopted a plan that allocates funds on an annual basis for buffer repair. It's impossible to fix everything at once, but doing a section each year will solve the problem over the long run.

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 more than a half million dollars to replace. See story below on fences. Please be sure that no vines are growing on the building, on the inside or outside of the fence, or even through the fence. It is your responsibility to remove these vines.

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.

Help To Conserve Our Patio Fences

To limit dues increases, we are trying to make our patio fences last longer than their current 25-year projected useful life span. Our current fences were installed in 1997. If we are to replace our fences in 2022 after a useful life span of 25 years, the replacement cost will be about \$518,000. That's a large expenditure that should be postponed as long as possible.



To make our fences last, we must avoid wood-degrading damage from things such as: allowing vines to grow on fences, which keep the wood from drying out after rain; allowing patio trees to encroach on them; and drilling holes in them. So if our management agent sends you a reminder to avoid actions that damage our fences, please take it to heart.

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 Bylaws.

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



The Patrician family from Court 11 - Bob, Melinda, Molly, and Joe.

THE GLEN 10

10 Q's & A's

with

Joe Patrician

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. How long have you and your family called Fairlington Glen home?** “Since June 1st, 1993.”
- 2. What was it like growing up in this community?** “Fantastic. There’s nowhere I would rather have grown up.”
- 3. Your parents have both volunteered in various capacities over the years in the Glen. How has their experience in our neighborhood encouraged you?** “I suppose I always felt more of a sense of community because both of my parents were involved.”
- 4. Please tell us a little bit about you. Where did you go to school, when did you graduate, and what’s your degree?** “I went to H-B Woodlawn for middle and high school, graduating in 2011. In 2014 I earned a Bachelor of Arts in Economics, Sociological and Political Studies from the National University of Ireland, Galway.”
- 5. That had to be both exciting and challenging to live and attend school overseas. How was that experience for you?** “The experience I had in Ireland was incredible. It can be hard to describe, but despite the challenges of moving to another country without any support system, I relished the opportunity to find my own way.”

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6. What are your hobbies and interests outside of school and work? “I sing and play guitar and I love to cycle. Additionally, since I left college I have grown very fond of both cooking and baking.”

7. You have been volunteering for Katie Cristol, who recently won the Democratic primary for Arlington County Board. What’s it been like on the campaign trail so far? “People have been incredibly supportive of Katie. If you meet her, it’s easy to understand why. She not only genuinely cares about the county, but also takes care to respect every single person’s opinion.”

8. What kind of full-time work are you pursuing? “I am looking for a job in Democratic communications. My ideal role will be somewhere I can speak passionately on behalf of progressive issues and get paid to do it.”

“There’s nowhere I would rather have grown up.”

-Joe Patrician

9. Do you think you’d ever consider buying or renting in Fairlington in the future? “I would definitely consider it, and if I can afford to live here at some point in the future I just might.”

10. What’s the best advice you’ve ever received, and from whom? “When I worked at Cherrydale Hardware in 2009, a woman whom I had never met and will likely never meet again told me that if I wanted something badly enough I could make it happen. She told me this in response to me saying, ‘I would love to go to school in Ireland, but I don’t think that’ll actually happen.’”



Court 11’s Joe Patrician hopes to find a full-time job in Democratic communications.

Volunteer Changes In The Glen



This month we are marking several changes to our volunteer landscape (no pun intended) in the Glen. In doing so, we'd like to thank our outgoing volunteers for their service to the community and welcome those that have been kind enough to step forward into volunteer roles.

LANDSCAPE

Corey Love has retired aside as our landscape committee chair. Corey has served since the end 2012 and has been a one-man committee that's helped to make landscape improvements in the Glen. Under Corey's leadership, the Glen began to address the many challenges and issues with our perimeter along King Street. In addition, Corey played a big part in our Spring & Fall Clean Up Days and with the introduction of the Glen's Most Desperate Landscape contest. Currently, Roxanne Sykes, Barbara Dean, Connie Francis, and Arlene de Strulle have all volunteered to serve on the landscape committee, and we thank them all. However, we are still searching for a dedicated & organized volunteer to serve as committee chair. If you're interested, please contact a Board member.

POOL

Emily Nicholson served a short stint as our pool committee chair, but served us well. Shortly after agreeing to head the committee this spring, Emily and her husband sold their house - quicker than anticipated - and moved to North Arlington. Dennis Farrell is our new chair, and we thank Dennis for enthusiastically agreeing to volunteer.

After more than a year as serving as our recreation pass volunteer, Andrea Atilli has given up the position. We thank her for her service and welcome Nan Lukmire, who's become our new rec pass volunteer and has taken over the controls at our laminating machine.

COURT REPS

After many years as Court Rep in Court 1, Alan Bow has announced his retirement. Court 1 residents should be forever grateful to Alan for his many years of service to the court AND for the wonderful court get togethers he and his wife Margaret have hosted. Alan was kind enough to recruit Matthew Riggs to take over, and we're thankful.

Court 3's Lauren Unger and her family have also moved out of the Glen, and as a result Lauren gave up her position as Court Rep. However, she kindly replaced herself with JoAnn Haveland. Thank you to Lauren and welcome to JoAnn!

Court 11 still needs a volunteer to serve as Court Rep. If interested, please contact Carol Goodloe.

You'll find contact information for many of our new volunteers on the updated contact list located on page 10 of this newsletter.

Mosquito Season Is Here

With mosquito season here, let's review some ways to enjoy our patios and other outdoor spaces while minimizing mosquitoes. There are many relatively easy ways to reduce mosquito populations. If we each participate, we can reduce their numbers.



The most important step is to eliminate potential mosquito breeding areas. They breed in any water that is still for just a few days. You can help by:

- Unclogging gutter extensions in the front plant beds of your unit.
- Covering, turning over, or moving indoors any equipment, containers, or toys that may collect water.
- Straightening sagging tarps or other covers.
- Filling in areas under outdoor faucets or air conditioning drains.
- Removing English Ivy (the dense nature of ivy allows it to hold in pooled water).
- Changing water regularly in bird baths in your patio.
- Using mosquito dunks in bird baths or fountains (toxic to mosquito larvae, but not to birds).

If July is anything like June in rainfall, we will all need to keep water from stagnating and thus providing breeding grounds for mosquitoes. Thanks!



Two Street Trees Removed

Two of the Glen's large oak trees that line our streets were removed in June on S. 36th Street in front of Court 11. An arborist with Arlington County indicated that one of the trees was dead and the other was diseased. The arborist was concerned that the disease, known as hypoxylon canker, may spread to nearby trees and thus put them in danger.

Arlington County Urban Forester Vincent Verweij said, "We wouldn't remove anything that wasn't dead or hazardous."

In the coming weeks, the stumps will be grounded. To request that trees be planted in place of these two trees, email Patrick Wegeng with Arlington County at pwegeng@arlingtonva.us.

These street trees are owned and cared for by Arlington County, yet they provide shade, beauty, and happiness to Glen residents.

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.

2015 ROOF WORK APPROVED

On May 12, 2015, the Board approved a contract with Wagner Roofing Company of Hyattsville, MD in the amount of \$399,997 for scheduled roof repairs in Courts 9 and 10. A start date for the project has not been determined.

This year's roofing project will cover partial slate roof replacement of original Bangor roofs at the following four buildings:



- 3525-3533 S. Utah Street (Court 9) - front
- 3535-3549 S. Utah Street (Court 9) - front
- 4301-4309 S. 36th Street (Court 10) - front
- 4323-4343 S. 36th Street (Court 10) - rear

In recent years, the cost of slate roof replacement has been increasing steadily along with activity in the construction sector of our economy. Fortunately, our new roofs will last a long time because we replace them according to detailed specifications that are enforced by our engineering consultant.

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 & 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 & 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 we can get the work done far less expensively than residents could do it themselves.

Fairlington Glen Contact List (July 2015)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Susan Hunchar	4327 S. 36th	703-820-9519	shunchar@hotmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
At Large	Laura Chadwick	3615 S. Taylor	202-550-8939	laura.chadwick@hotmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
1 (27 units)	Matthew Riggs	3507-A S. Stafford	865-414-3846	mriggs2@comcast.net
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	JoAnn Haveland	3581 S. Stafford, #B1	703-379-9810	jahaveland@comcast.net
4 (23)	Therese Rose	4123 S. 36th, #A1	215-301-9191	theresemaddenrose@gmail.com
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)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
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)	VOLUNTEER NEEDED			
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Chris Robinson	3516 S. Stafford	571-215-6031	crobinson22311@yahoo.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35th, #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@verizon.net
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	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Handbook	Jocelyne Corderot	3525A S. Stafford	703-933-0956	jocorderot@yahoo.com
Landscape				glenlandscaping@gmail.com
Pool	Dennis Farrell	4209 S. 36th	703-678-8410	dennislawrencefarrell@yahoo.com
Recreation Passes	Nan Lukmire	4234 S 35th	703-578-4844	glenpoolpass@gmail.com
Security	Dean Montanye	4312 S 35th	703-379-6801	combatdean@gmail.com
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	alison@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglen3m@verizon.net
Property Manager	Karen Conroy, Cardinal Management Agent		703-565-5018	k.conroy@cardinalmanagementgroup.com

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

July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Pool Open 10am-9pm	2 Pool Open 10am-9pm	3 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	4  Pool Open 10am-8pm
5 Pool Open 10am-9pm	6 Pool Open 10am-9pm	7 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	8 Pool Open 10am-9pm	9 Pool Open 10am-9pm	10 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	11 Pool Open 10am-9pm
12 Pool Open 10am-9pm	13 Pool Open 10am-9pm	14 <i>Board Meeting - 7pm/FCC</i> <i>Adult Swim 8- 10am / Pool Open 10a-9p</i>	15 Pool Open 10am-9pm	16 Pool Open 10am-9pm	17 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	18 Pool Open 10am-9pm <i>Indian Tandoori Night—6:00pm</i>
19 Pool Open 10am-9pm	20 Pool Open 10am-9pm	21 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	22 Pool Open 10am-9pm	23 Pool Open 10am-9pm	24 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	25 Pool Open 10am-9pm
26 Pool Open 10am-9pm	27 Pool Open 10am-9pm	28 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	29 Pool Open 10am-9pm	30 Pool Open 10am-9pm	31 <i>Adult Swim 8-10am</i> Pool Open 10a-9p	

August 2015

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