



The Glen Echo

Newsletter of Fairlington Glen

June 2007

Inside this issue:

Pool News	2
Home Problems	2
Landscape Form	3
Pool Calendar	4

NOTES FROM THE PRESIDENT

A lot has been going on in the Glen, and I want to bring you up to date on our activities.

The County water main replacement project is just about complete. The resurfacing of the streets should be the next and final project. While it has lasted quite a while and been fairly disruptive to our streets and to parking in particular, I think that the County and its employees have served us well. I look forward to enjoying the finished product for years to come.

Our own sanitary sewer replacement in Ct. 10--one of our longest laterals--has also been successfully completed. One particularly positive subplot on that story was we were able to save the Zelkova elm which was moved out of harms way to a spot near the street to prepare for the project. So far, the tree seems to have made the move without much suffering. Hopefully, Ct. 10 residents feel the same about this major project. I want to thank everyone involved in making this a success.

On the topic of sewer laterals, Restoration Engineering, Inc. (REI) presented its extensive study of our sanitary sewer lines to the Board at its June 14 meeting. The Board will review this analysis over the next few months as we decide how to move forward choosing among several options. Next to come from REI will be studies relating to storm sewers (site work will take place the week of June 18) and site drainage issues. We expect to be ready to discuss options at the September 20 Community Forum.

Also at the June 14 meeting, the Board selected a number of contractors for work this summer and fall. AMS Restoration Services will be our painting contractor for Courts 9 through 12. I will be the Board liaison for the project. Please communicate any concerns you may have to me as work progresses.

Dominion Paving will handle sealing of Courts 1, 8, 10, 14, and 15. Our long time roofer Walls will replace roofs at 3565-3567 S. Stafford St. (Ct. 3), 4256-4264 S. 35th St. (Ct. 15), and 4246-4254 S. 35th St. (back only—Ct. 15).

These and other projects will continue throughout the summer as we strive to keep the Glen in good shape.

I wish everyone another safe and enjoyable summer in the Glen.

—Bob Pstricisn

*The 2006
Fairlington Glen
Financial Report
is included as an
insert to this
newsletter.*

Pool News!

The Glen Pool opened to blue skies and warm weather. It doesn't get any better than that!

Please be sure to check the calendar on the back page for Pool Hours and **upcoming events**.

And remember:

- Your pool passes (we have blank application forms at the pool if you need another).
- Guest Policy. Pool rules state 4 guests per household at any given time.
- Baby's bottoms covered in plastic pants. We have a variety of sizes available for \$3.00 at the pool. Just ask the guards. One pair will last the season. Tell your friends!

New Pool Party Guidelines (see complete guidelines at the pool)

- Book Party at least a week in advance
- There is a \$25.00 charge for each party
- Parties on Sat/Sun from 10-2 only (only one party per day)
- Hosts must be at party with guests at all times

Landscape Update



The approved **spring** plantings are to be planted starting June 20. The form printed on the next page is to begin the process for the **fall**. The date for the fall walkthrough has not been set, but is expected to occur in early August. Watch for the time and date to be published in next month's newsletter.

COMMON HOME PROBLEMS

The Board will be revising and updating the Glen Handbook beginning this summer and seeks your suggestions for the chapter on "Understanding the Mechanics of Your Unit." That chapter has useful information on the location and functioning of appliances and utilities in a typical Glen home. What we'd like to add is helpful hints on solving common problems. Please send us suggestions on (a) common problems to which you seek solutions and (b) common problems you've had success in solving and how. We're not necessarily talking high tech here, but ideas as simple as clearing out a sink stoppage by having the two adjoining neighbors turn their disposals and their water on simultaneously. Please send your ideas to John Fuller at fairlingtonglen@aol.com or to Margaret Windus at bowindus@att.net, together with your name, address, and phone number. We hope for wide participation in this effort and will be working with the Court Representatives Group and Maintenance Committee on this topic.

**Fairlington Glen
Common Area Landscape Request Form**

Some residents may wish to change or improve the landscape in the mulched beds adjacent to their units. Such changes may be in the form of shrub/tree removals or additions. In order to maintain a harmonious landscape appearance, residents should complete the following form and submit to the Glen Landscape Committee. All requests at association expense will be considered and if approved will be completed as funding allows.

Requests for consideration for fall planting must be received by July 15.

Please return completed form to the Glen Landscape Committee at 3545 S. Utah St. or you may email your request to Fred Hohleg at hohlweg@verizon.net.

PLEASE PRINT

Name of Resident(s): _____ (Co-owner or tenant)

Address: _____ Court # _____

Phone Number: _____ Email _____

- Request removal of shrub or tree
- Request installation of a shrub or tree
- Request to install at own expense the following tree or shrub
- Request to make any other change

Please indicate your requested change by checking the appropriate line(s) above and describing the proposal(s) and the location(s):

Other units impacted by proposed changes?

Known support or opposition for changes?

ANNUAL FINANCIAL REPORT TO CO-OWNERS

Calendar Year 2006. During 2006, as shown on the table on the reverse side, the Glen had a net loss of \$8,435, which was covered by our contingency reserve. The deficit in the operating budget was over \$25,000, which was partially balanced by a greater than expected return on investments. While there were a number of areas where actual expenses were lower than budgeted, this was overtaken by large water bills and other areas of needed expense. Our accounting firm, Goldklang, Cavanaugh, and Associates, recommends that condominium associations maintain a contingency fund of 10 to 20% of their operating budget. We now have \$88,000 in our contingency reserve, which meets the lower end of this criterion. We maintain a very low delinquency rate of less than one percent, and commend you for being such responsible Co-Owners.

Calendar Year 2007. There have been a number of changes that have affected the 2007 budget since it was approved last November. A significant change was the resignation of our Facilities Manager and our decision not to replace him at this time. We have upgraded the responsibilities and salaries of our remaining maintenance staff and hope to continue this process. Some areas in which expenditures were held down during 2005 and 2006 are growing markedly, such as supplies and equipment. Maintaining older equipment has been a challenge this year, as our truck has required extensive and expensive repairs. The decision to return to regular distribution of root destroyer was needed, but by itself adds over a thousand dollars a year to supply expenses. We do not yet know where we will end the 2007 year, as both savings and added expenses occur.

Calendar Year 2008. The Finance Committee has begun work on the 2008 budget, which the Board will bring to you in September. The past twelve months have brought a number of unwelcome events, including sewer backups and site drainage problems identified during the June 2006 storms. We have embarked on engineering studies of both sanitary and storm sewers as well as site drainage problems to give us a base for planning what may be substantial expenditures in the future. We want to be able to come to you with plans to ameliorate the worst of the problem areas. This will, of necessity, be done over a number of years, along with continued replacement of Bangor slate roofs. We now have an updated roof schedule, with three roofs being replaced this year.

The Board appreciates your participation in the many volunteer activities that help the Glen do its business. Volunteer labor is highly valued and saves us substantially over what our assessments would otherwise be. Thank you.

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

NOTE ON TABLE ON REVERSE SIDE :

The net loss of \$8,435 results from expenses of \$733,843 being \$26,553 above planned expenses of \$707,290, partially offset by income of \$1,078,075 being \$18,118 above planned income of \$1,059,957. This net loss of \$8,435 was covered by our contingency reserve, which exists for just such purposes. The \$352,667 contribution to reserves (both replacement and contingency) was the planned amount in the budget.

If you would like to see the 2006 Fairlington Glen audit, please call Margaret Windus at 703-379-1718



FAIRLINGTON GLEN FINANCIAL REPORT FOR CALENDAR YEAR 2006**INCOME:**

	<u>Budget Income</u>	<u>Actual Income</u>
Assessments from Co-Owners	1,046,957	1,046,190
Interest	12,000	30,209
Realized Gain on Investments	-0-	823
Other	1,000	853
Total Income	1,059,957	1,078,075

EXPENSES:

	<u>Budget Expenses</u>	<u>Actual Expenses</u>
Management Fees	64,272	63,720
Legal	8,000	11,893
Audit and Tax Preparation	3,600	3,575
Other Professional Fees	7,500	12,921
Insurance	59,600	60,417
Administrative	20,233	16,649
Payroll and Related	140,868	137,359
Utilities	112,000	148,636
Painting	54,000	58,650
General Repairs	26,050	13,914
Snow Removal	4,500	1,765
Swimming Pool	36,005	42,838
Trash Removal	58,462	56,674
Grounds Maintenance	80,000	75,171
Landscaping	28,000	24,490
Income Taxes	4,200	5,171
Total Expenses	707,290	733,843
Net Income before contribution to reserves	352,667	344,232
Contribution to reserves	(352,667)	(352,667)
Net Loss	-0-	(8,435)

Fairlington Glen Pool Events – June/July 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
June 17 Pool Hours 10am to 9pm 	June 18 Pool Hours 3pm to 8pm Special Hours	June 19 Pool Hours 3pm to 8pm Special Hours	June 20 Pool Hours 10am to 8pm Special Hours	June 21 Pool Hours 10am to 9pm	June 22 Pool Hours 10am to 9pm	June 23 Pool Hours 10am-9pm
June 24 10am-9pm	June 25 10am to 9pm	June 26 10am to 9pm	June 27 10am to 9pm	June 28 10am to 9pm 7:00pm BEER TASTING	June 29 10am to 10pm LATE NIGHT SWIM	June 30 10am to 9pm
July 1 10am-9pm	July 2 10am-9pm	July 3 10am-9pm	 10am-9pm	July 5 10am-9pm	July 6 10am to 9pm	July 7 10am to 9pm
July 8 10am-9pm	July 9 10am-9pm	July 10 10am-9pm	July 11 10am-9pm	July 12 10am-9pm 7:00pm WINE TASTING	July 13 10am-9pm	July 14 10am-9pm