

The Glen Echo

Newsletter of Fairlington Glen

June 2013

COUNTY REQUESTS GLEN INFO

The Fairlington Glen Board of Directors has received two notices from the Arlington County Commissioner of Revenue requesting a list of current unit owners/tenants and information regarding vehicles located within the Glen. The first notice was dated 2/27/13 and the second notice was dated 5/8/13.

After continued discussion at the Board's monthly meeting on May 14, 2013, the Board asked our property manager Karen Conroy of Cardinal Management to consult with our attorneys as to whether the Board was required to provide such info. Counsel informed us that we have a legal obligation to do so and failure to do so is a Class 4 misdemeanor.

As a result, the Board voted to have Cardinal Management provide Arlington County with a list of names and addresses of all co-owners in the Glen to the extent that the association maintains such a list. That list was submitted prior to the County's deadline of 5/22/13. Because we do not maintain a list of vehicle info (make, model, year, and license tag number for each resident), we could not provide as such. Counsel told us to simply inform the County that a list of that information is not maintained by the association.

Further, the County requested permission to access our property in order to investigate and research the status of vehicles parked in our courts to ensure compliance with the revenue laws of Arlington County. The Board voted, with the advice of counsel, to deny such access.

We're told requests of this nature are not out of the ordinary. I am taking this opportunity to inform you of our decision and to give you the heads up that the County Commissioner of Revenue's office may be checking cars parked on the streets of the Glen. The County owns and maintains the streets, so they have every right to do so. And they may stand at the entrance to our courts to look, but will not be able to enter our courts to check cars parked there.

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.

FAIRLINGTON GLEN AUDIT SUMMARY CALENDAR YEAR 2012

– Maynard H. Dixon, Treasurer

Shortly after its meeting on May 14, 2013, the Board approved the audit of 2012 prepared by Goldklang Group (Goldklang), our audit and tax consultant. Part of the audit work included a re-audit of 2010 and 2011. Goldklang did not present the revised figures for 2010 and 2011 in its final audit report; but, using its workpapers, I tabulated the revised figures for 2011 in the spreadsheet below. The non-confidential portions of the final audit report will be published on the Glen's website.

As I did last year, I am reporting and commenting on the audit in considerably more detail than in years before 2012. The operating details appear in the spreadsheet below. The simpler format of prior years omitted the details of Glen operations and was difficult to audit. If you need more information or explanation, please contact me via the Contact List at the back of the *Glen Echo*.

Operating Expenditures

In 2012, our total operating expenses were \$836,769, which were: (a) \$27,391 less than our budgeted operating expenses of \$864,160; and (b) \$79,335 less than the \$916,104 spent in 2011. A few highlights:

- The annual increase in the Glen's water/sewer bill continued to slow. Our 2012 water/sewer expenditure of \$208,832 was less than our budgeted \$216,500 and exceeded the \$200,008 expended in 2011 by only about 4.4%. Part of this slowing increase is no doubt due to lower usage, as residents use less water in their homes and refrain from over-watering lawns; but the annual County water rate increases have also been tapering-off.

- Painting and Decorating [Related Carpentry] expense in 2012 was \$85,918, in comparison to the budgeted \$70,000 and the \$122,549 expended in 2011. As with last year, the carpentry component of this expense continued to be large, most likely because painters of yesteryear had been painting over rotten wood. This year, in fact, on-site staff and I observed much replacement of wood that was clearly rotten. Spot checking wood that was removed, we found no removed wood that clearly did not need removing. The unit carpentry expense should begin to decline this year because the replacement of painted-over rotten wood is nearing the end of its 4-year cycle.

- Insurance (\$61,628) was under budget (\$65,780) and under 2011 (\$62,920), with no compromise in coverage.

- Administrative expense (\$116,676) came in almost equal to the budgeted amount (\$116,699) and was under 2011 (\$118,354).

- Payroll expense for 2012 (\$105,704) was under budget (\$109,684). It was only about 3% greater than 2011 (\$102,575) – the effect of the 4% raise given in 2012 to Nelson and Maria, our two on-site employees, was moderated by lesser increases in other payroll expenses, particularly group health insurance.

Revenues

On the income side of our budget, what stands out is the interest earned on Glen reserves (Account 30270). In 2012, the Glen earned \$9,255 interest, in comparison to our budgeted amount of \$10,000 and the \$11,814 earned in 2011. The decline is due to decreasing interest rates, which, in turn, are due to the Federal Reserve Board's policy of keeping interest rates low in order to stimulate the economy. Even though the Glen will continue to add to its reserves, the interest earned on them in 2013 and 2014 is likely to drop significantly due to expiration of our higher-interest CD's and the likely continuance of Federal Reserve Board's low interest rate policy. Note: the Glen does not invest its reserve funds in riskier assets that are currently earning greater returns.

Reserve Expenditures

The Glen improved its physical plant in 2012, but not at the pace of 2011. In 2012, \$103,018 was charged to reserve expenditures, in comparison to the \$405,082 charged in 2011. These audited totals appear in the portions of the audit will be published on the Glen's website. Some of the work that was completed in early 2012 was charged to 2011.

If we consider the work that was completed in 2012, our invoices show that the Glen replaced three roofs (one contracted in 2011), installed manholes on three drain basin covers, replaced a damaged fence near the basketball court, added a black picket fence near the triple tennis court (in cooperation with the Meadows), totally replaced the basketball court, and paid the final sum due on the mailbox replacement after the contractor completed the work to our satisfaction.

Balance Sheet

Even though we continued to expend funds from reserves in 2012, the audited Balance Sheet (not shown below) shows that we ended 2012 with an increase in the Glen's Total Members' Equity [Contingency Reserve + Replacement Reserve + Unappropriated Members' Equity (other cash funds)] of \$388,267 = \$1,371,263 (2012) - \$982,996 (2011). Due to larger reserve expenditures in 2011, the increase in the

MANAGEMENT	ACCOUNT	2011	2012	2012
ACCOUNT	NAME	Audited Balance (3-25-13)	Budget	Audited Balance
	INCOME			
30100	Assessment Income	1,358,921.04	1,397,160	1,396,524
30270	Interest	11,814.08	10,000	9,255
30290	Bad Debt Recovery	583.82	0	
30171	Late Fees	1,830.00		2,050
30190	Pool Income			225
30260	Misc. Income			

	Subtotal (30171, 30190, 30260)	1,831.00	2,000	2,275
	Total Income	1,373,148.94	1,409,160	1,408,054
	ADMINISTRATIVE			
51020	Postage	330.01		514
51030	Office Expense	1,398.08		1,641
51031	Copying			752
51050	Training & Education			
51500	Misc. Expense	7,763.20		5,020
51550	Misc. Administrative	80.33		3,073
	Subtotal (020,030,031,050,500,550)	9,571.62	10,500	11,000
51110	Auditing, Taxes, and Accounting	6,000.00	6,050	6,480
51090	Legal Fees	9,007.89	8,000	8,171
51092	Legal Fee Reimbursement			
51120	Management Fee	71,817.84	73,849	75,265
51106	Professional Fees	18,630.00	15,000	12,213
51000	Telephone & Related	3,326.98	3,300	3,547
	Total Administrative	118,354.33	116,699	116,676
71050	INSURANCE	62,920.23	65,780	61,628
	PAYROLL			
61301	Fed. FICA Tax	4,857.74		4,982
61308	Fed. Medicare Tax	1,110.89		1,165
	Sub-Total 61301 + 61308	5,969.00	6,000	6,147
61302	VA Unemployment Tax	77.97		133
61303	Fed. Unemployment Tax	67.70		126
	Sub-Total 61302 + 61303	146.00	300	259
71070	Group Insurance	15,136.08	16,244	14,254
61420	Maintenance Payroll	76,847.32	81,250	80,350
61300	Payroll Administration	4,477.37	5,890	4,744
	Total Payroll	102,575.07	109,684	105,754
	UTILITIES			
71030	Electricity	8,540.49	11,500	9,244
71010	Water/Sewer	191,467.82	205,000	199,588
	Total Utilities	200,008.31	216,500	208,832
	POOL COMPLEX			

61150	Pool Contract	38,400.00	39,744	40,394
61145	Pool Repair and Maint.	3,234.54	5,000	4,834
61156	Pool Furniture	1,536.89	2,500	439
61142	Pool-Equipment [Improper Account]	0.00		
51258	Pool Committee	531.94	Not Used	839
61258	Trash Compactors [Improper Account -- See 51258]		1,050	
	Total Pool Complex	43,703.37	48,294	46,506
	LANDSCAPING			
61180	Grounds Maint. Contract	70,202.76	70,203	70,203
61188	Tree Service	6,120.00		6,618
61560	Landscape Improvements	38,113.83		36,492
	Sub-Total Non-Contract (61188, 61560)	44,234.00	41,000	43,110
	Total Landscaping	114,436.59	111,203	113,313
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating [Related Carpentry]	122,549.50	70,000	85,981
61200	Property Repairs	8,002.47	18,000	10,491
61460	Roof Repairs	603.93	10,000	4,619
61010	Vehicle Expenses	762.23	1,500	832
61247	Playground Equipment	6,970.50	2,000	755
61370	Damage Claims	59,659.27	5,000	2,955
61504	Miscellaneous Supplies	38.68	6,000	4,549
	Total Repairs & Maint.	198,586.58	112,500	110,182
	SERVICE CONTRACTS			
61240	Exterminator	2,872.00	3,000	3,801
61360	Uniforms	424.85	500	30
61581	Snow Removal	4,653.28	8,000	0
61250	Trash Removal	65,563.44	66,000	65,497
	Total Contracts	73,513.57	77,500	69,328
50400	BAD DEBTS EXPENSE	0.00	5,000	4,298
	INCOME TAX ACCOUNTS			
71140	Income Taxes		1,000	252

95000	Provision for Income Taxes	2,006.00		
	TOTAL EXPENSES	916,104.05	864,160	836,769
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	493,000.00	530,000	530,004
90005	Replacement Reserve Interest	11,814.08	10,000	9,255
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II	0.00		5,008
90061	--Contingency Reserve		5,000	
	Total Reserve Contributions	504,814.08	545,000	544,267
	GRAND TOTAL EXPENSES	1,420,918.13	1,409,160	1,381,036
	SURPLUS (- DEFICIT)	-47,769.19	0	27,018

THE OLD AND THE NEW

The stunning Glen home of Rich Farano and Roxanne Sykes on Utah Street in Court 9 was featured last month in the 2013 Fairlington Home and Garden Tour. Purchased from original owner Helen Rodgers in 2011, Farano and Sykes modified it with many modern and efficient design features.

We are beginning the fifth season with our wonderful renovated pool complex, completed in 2008-2009 after an 18-month planning process. Included in the renovation were a new entrance and social space; a new maintenance facility; handicapped accessible bathrooms; updated mechanical, electrical, and plumbing infrastructure; a new pool pump and guard room; white coating and safety enhancements to the pool; and new landscaping around the pool. For recent arrivals to the Glen (or old-timers who remember the former pool/maintenance area), you can see a slideshow of 140 photos taken before, during, and after construction at <http://fairlingtonglen.webs.com/index.htm> . It's a revelation!

Other recreation facilities have also undergone major renovation in recent years, with complete resurfacing of the four tennis courts in 2011 and the basketball court in 2012.

We hope you enjoy all of our recreation facilities, especially during the summer months.

POOL CALENDAR

Our Glen Pool Committee has added some fun to your summer with the following special nights planned for adults:

- On Wednesday, June 5 wine tastings return. Don't miss our *Sangria Night* starting at 7:30pm. Bring your favorite sangria to sample and a snack to share.
- Wednesday, July 3 it's *Bubbles Night* starting at 7:30pm. Bring your favorite bubbly to celebrate July 4th and a snack to share too.
- Wednesday, August 7 join us for *Summer Whites Night* at the pool. Share your favorite summer white wine and a snack with your Glen neighbors.
- Also, *Adult Swim & Movie Night* has been scheduled for Friday, August 2 from 7:00 to 10:00pm. Join adults (21 and over—strictly enforced) at this pool party and movie night. Please bring a side dish and drinks (non-glass containers only) to share and we'll provide the bratwurst and dessert. Vegetarian options will be available; just note your request in your RSVP. Get a sitter for the kids and enjoy a night at the pool with just the adults. Enjoy foosball 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!

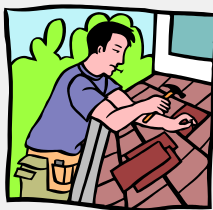


Finally, the pool committee will meet on June 5, July 3, & August 7 at 7:00pm.

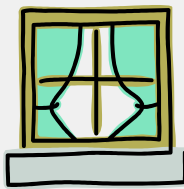
Taking Care Of Glen Business

At its May meeting, the Board approved the painting contract for this year's cycle, which covers Courts 1-4. In these courts, unlike the others, some of the original wood windows and frames are still in place. The wood and supporting structures for these original windows will be scraped and painted (along with the other wood on the buildings), but no rotten-wood carpentry will be done on them because this is an owner responsibility under our By-laws. Over the years, an increasing number of

owners in these courts have replaced their original wood windows with newer models, require no special painting, and have the courage to ask your tax accountant for all the credits for such replacements are still available.



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wood windows better, last long-pentry, save en-The Board en-having original You may want to whether tax

Arlington Festival of the Arts

Don't miss the first-ever Arlington Festival of the Arts on Saturday, June 22 and Sunday, June 23 in Clarendon. It'll be a weekend of visual inspiration as more than 100 artists will be showcasing and selling their work. Featured items include glass, mixed media, painting, jewelry, and pottery. Hours are 10:00am to 5:00pm each day. And admission is FREE. The show will be located on N. Highland Street, which runs over Clarendon Blvd. and Wilson Blvd.



Fire Safety Tips

Cooking is the number one cause of home fires & injuries in the US, and smoking is the leading cause of fire deaths. Don't wait for Fire Prevention Month to get serious. Here's some valuable fire safety info.



Smoke Detectors: Install and maintain smoke detectors on each level of your home and outside of each bedroom. Be sure to replace the batteries in your smoke detectors twice a year. It's suggested you do this when you change the clocks for daylight saving time or when the detector chirps to signal the battery is dying. Also, remember to test your smoke detectors once a month.

Escape Plan: Make sure your family has a plan in case of fire. Plan two ways to get out of every room. Choose a meeting place outside where everyone should gather. Once you are out, stay out! It's a great idea to practice your family's escape route

Cooking: Keep cooking areas clear of combustibles. Never leave cooking unattended. Keep your pot handles turned inward so they cannot be knocked or even pulled over the edge of the stove. If grease catches fire, carefully slide a lid over the pan to smother the flames and then turn the burner off.

Stop, Drop, and Roll: If your clothing catches fire, don't run. Stop where you are, drop to the ground, and roll over to smother the flames. Also cover your face with your hands to protect your face and lungs.

Stop Junk Mail And Support Waste Reduction

Arlington County is sponsoring a new Catalog Choice service to help reduce junk mail. Any Arlington resident can create a free online account at <https://arlingtonva.catalogchoice.org>. After you receive a confirmation email, simply click the link to verify your account. Then search by

B-BUILDING REMINDERS

Fairlington Glen has 23 B-Buildings in its 16 courts. And did you know that not every court has a B-Building? Courts 6 & 11 are the only two courts in the Glen without this type of building that houses four apartment style homes. In 2011 our B-Buildings received new larger mailboxes that residents have loved. If you live in a B-Building, you are asked to make note of the following:

Common Front Door - The common front door may not be left open since this is against the Arlington County Fire Code and has the potential to admit rodents.

Common Hallway Mailbox - Do not let "junk mail" accumulate in the common hallway since this can give the appearance to a potential burglar that people are not at home.

Common Hallway Lights and Smoke Detectors - If you notice a hallway light has burned out or is flickering, call the on-site staff, give the address, and state the location of the problem. If a smoke detector starts "chirping," the battery may need to be replaced. The on-site staff should be notified immediately. Do not remove the battery; it is against the law and puts you and your neighbors in danger.

Common Hallway Smoking - Smoking in the hallways is a fire hazard, leaves an unpleasant odor, will eventually stain the walls, and can create problems for those who are allergic to smoke. The Board strongly encourages smokers to either smoke inside their units or go outside to smoke. Please do not throw butts in common areas.

Common Hallway and Basement Storage - Only bicycles, tricycles, and baby carriages are allowed in the common hallways and basement, and only if all residents in the building agree and the items do not block access to exits. Some limit on the number of such items may be imposed. Nothing is to be affixed to hallway walls. Please note that towels should never be left hanging over the railings.

Inside Common Hallway Door - The common hallway door leading to the lower level is to be kept locked at all times. Every unit should have a key since upper unit residents may need to access their main water cut off which is located in the basement.

Noise - Noise can easily carry between upper and lower units. If you have a noise problem with a neighbor, the following suggestions should help alleviate it:

- Replace floor padding with heavy, sound absorbent padding.
- Replace carpeting with thicker carpeting.
- Put padding under washers and dryers.
- Line the front door frame with felt that has a gum backing to prevent the door from slamming.
- Use furniture and wall hangings to absorb noise.
- Take measures to ensure animals are not so loud as to create a disturbance to another unit.

And finally, follow these suggested procedures for dealing with a noise problem in order of action:

- Calmly talk to the other occupants.
- If not resolved and occupant is a renter, talk to the non-resident owner(s) or their managing agent.

Fairlington Glen Contact List (June 2013)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Keith June	3568 S. Stafford	703-599-2063	keithjune@earthlink.net
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Susan Hunchar	4327 S. 36th	703-820-9519	shunchar@hotmail.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
Secretary	Sandy Heaton	4138 S. 36th	703-820-2058	sandyheaton@comcast.net
1 (27 units)	Alan Bow	3525B S. Stafford	703-379-1718	bowindus@hotmail.com
2 (26)	David Atwood	3541 S. Stafford	703-933-0184	david_atwood@hotmail.com
3 (27)	Hal Vorhies	3563 S. Stafford	703-820-2505	halvorhies@earthlink.net
4 (23)	Bozena Giza	4123 S. 36th, #A2	703-631-1557	bozenajk@yahoo.com
5 (17)	Florence Ferraro		703-927-6950	fdferraro1@verizon.net
6 (24)	Vicky Mason	4132 S. 36th	703-671-6640	vamason@earthlink.net
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)	Ed McGonagle	3523 S. Utah	703-578-3056	edfmcgo@gmail.com
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bill McShea	3592 S. Stafford	703-820-4529	bunandbill@comcast.net
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charles Robbins	3534 S. Stafford	703-998-6815	charles_robbins@hotmail.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Alison Trimble	4280 S. 35 th	703-931-7096	alisont@comcast.net
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

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	Corey Love		609-412-4624	glenlandscaping@gmail.com
Pool (co-chairs)	Kristin Sneed	3584 S. Stafford	703-998-0250	Kristin.sneed@fhfaog.gov
	Kearsley Walsh		703-379-7493	krrrww@comcast.net
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	alisont@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

June 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Pool open 10a-9p / Pool Party 4-7p
2 Pool open 10a-9p	3 Pool open 3-8p	4 Pool open 3-8p	5 Pool open 3-8p / Sangria Night—7:30p	6 Pool open 3-8p	7 Pool open 3-9p	8 Pool open 10a-9p
9 Pool open 10a-9p	10 Pool open 3-8p	11 Board Meeting 7p @FCC Pool open 3-8p	12 Pool open 3-8p	13 Pool open 3-8p	14 Pool open 3-9p	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						

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 Board Meeting 7p @FCC 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			