



The Glen Echo

Newsletter of Fairlington Glen

March 2012

Arlington County Announces Milling & Paving

The Arlington County Department of Environmental Services will soon begin their 2012 milling and paving program. This preventative maintenance program is scheduled to run from the middle of this month through the end of November, weather permitting.

At this time, the county's exact work schedule has not been released; however, the county has indicated that the following Fairlington streets will be milled and paved this season:

- 31st Street from Abingdon to Campbell Avenue in the Village at Shirlington
- 33rd Street from Quaker Lane to S. Stafford Street
- S. Stafford Street from 33rd Street to 34th Street
- Taylor Street from King Street to 36th Street
- Quaker Lane (west side) from the Shirlington Traffic Circle to King Street

The county's project manager, Francis Soulamany, said that necessary curb, gutter, and sidewalk repairs/replacement on these streets will also be done at this time.

The county will notify by mail the residents on the affected streets ahead of the operation. Please watch for temporary "NO PARKING" signs that will be posted two days prior to the start of work. The county will tow any vehicles parked on the affected streets after the signs are posted and the contractor is on site and ready to begin

For more details, call 703-228-7822 or e-mail fsoulamany@arlingtonva.us.

The *Glen Echo* is published monthly. Our editor is always looking for input. If you have something that you would like 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.

HOME MAINTENANCE TIPS

Are you a new owner or renter in the Glen? Even old-timers may benefit from being reminded of the home maintenance tips we're highlighting this month. It's best to start with an understanding of what is your responsibility and what is the responsibility of the condominium. The chart from our Bylaws, found on pages 4 and 5 of this newsletter, lays it out.

The chart incorporates the concept from our Master Deed and Bylaws that each of us owns virtually our entire unit except for the roof. We own to the plane of the outer surface of the exterior wall and the plane of the center line of walls with neighbors. The condominium owns only the roof and drainage lines under the basement floor slab. As a result, we each need to attend to maintenance jobs that in some high-rise condominiums may be handled centrally.

Water Drainage Lines. Such lines, whether from the kitchen, bathroom, or laundry area, are unit components to the point where they exit through the underground sanitary sewer system under the basement floor slab. Fixing drainage problems, especially from sinks, sometimes requires cooperation between two adjoining owners, whose lines are in the wall that separates the units. Drain lines may converge to a single line in the wall, requiring a plumber to access the line from one or both units. This is true whether the units are in a "B" building or are townhouses; in both cases kitchens back to each other.

The rule of thumb in Fairlington Glen is "less is more" when using a garbage disposal. Use your disposal only for bits of food left when working at the sink, and do not put celery, onions, pulpy fruits, grease, pasta, rice, coffee grounds, corn husks, potato peels, shrimp shells or anything substantial down the disposal. Many of us put potentially smelly items such as shrimp shells and chicken skin in a baggie and freeze it for disposal.

Toilets should be used only for human waste and toilet tissue. Please use your wastebasket for tampons, sanitary napkins, condoms, disposable diapers, baby wipes, napkins, tissues, dental floss and pet waste and litter.

Water Supply Lines. As with water drainage lines, water supply lines within the unit are the responsibility of the owner. This is true even if those lines travel through multiple units. The condominium is responsible for water lines located in common areas—from the water meter to the unit. Arlington County is responsible for lines from the water meter outward.

A number of people have experienced pinhole leaks in their water lines and have replaced some lines, including those behind walls. Exchanges on this subject can be found on the Glen Yahoo site (including plumbers), which can be accessed by those signed up for that site (see later article on how to join).

Water leaks are expensive both to the unit owner for repairs and to the Glen in water costs. Residents can help both themselves and the Glen by inspecting rubber connecting hoses for dishwashers and washing

machines, or by replacing them every three to five years. Exposed pipes should be inspected for leaks. Toilets can be inspected for silent leaks by placing food coloring in the tank, waiting ten minutes, and seeing if food coloring appears in the toilet bowl.

Outside Water Faucets and Valves. Unless you live in a Braddock unit, please secure outside faucets (front and back) during the winter to prevent burst water pipes. In the Barcroft units there is one valve to control both faucets located above the hot water heater in the utility room. For other units there are two valves—one behind the disposal under the sink for the patio faucet and one over the hot water heater in the utility room for the front faucet. To shut off the water, turn the valves off inside the unit and open the valves outside to drain the pipes. Leave the heat in your unit on to at least 55 degrees at all times to prevent broken pipes.

Hot Water Heaters. Hot water heaters have a life expectancy of about 10 to 14 years and usually fail without warning. Because water feeds into a hot water heater constantly, any failure will result in an outpouring. If your hot water heater is getting old, you may want to consider buying a new one. In addition, before leaving your home for any length of time, consider turning off the water service to your hot water heater.

Clothes Dryer Ductwork. The ductwork within the wall behind your clothes dryer accumulates some lint, even if you are careful about removing most of it with each load. If it is not cleaned it can catch fire from an errant spark, overheated machine, or even a lightning strike. Clean your dryer ductwork at least every other year. Many chimney sweeps provide this service.

Deadbolt Locks. Single cylinder deadbolt locks can be used on front or back exterior doors that have no windows. They are operated with a key from the exterior of your home and a thumb turn from the interior. Double cylinder deadbolt locks can be used on any front or back exterior doors are operated with a key from both the exterior and interior of your home. This type should be used on any exterior doors with windows.

Window Well Covers. To keep water out of your basement, it is helpful to place window well covers over the metal grates on front window wells and take similar precautions on patio window wells for those who have them. Flat Plexiglas cut to window well shape can be made to fit our non-standard window wells by a store such as Banner Glass or after hours by Nelson Ordoñez, one of our staff.

Caulking of Windows and Doors. Your electricity bill will be significantly lower with well-caulked windows and doors. An amazing amount of heat is lost through tiny cracks.

Thanks to former Glen Board member Margaret Windus for these helpful tips. If you have other suggestions for your neighbors, let your editor know and we will post them either in this newsletter, on Glen-Yahoo, or on our website. The editor is Jay Yianilos, 3570-B1 S. Stafford St. in Court 12, who can be reached at jasonyianilos@yahoo.com or 703-888-1826.

FAIRLINGTON GLEN

EXHIBIT A TO BYLAWS

CHART OF MAINTENANCE, REPAIR AND REPLACEMENT RESPONSIBILITIES

	Council Responsibilities	Unit Owner Responsibilities
Attic		All in all regards.
B-Units	Common hallways, doors, and mailboxes	All internal components. Front door lock if agreed to by all owners
Caulking		Interior and window
Cable TV, DSL, etc.		Between Unit owner/resident and cable company (wire on exterior of building must be disguised)
Doors — Unit storm doors		All in all regards
Doors — Unit front and rear doors	Painting	Maintenance and replacement including all locks and hardware.
Dryer ducts/vents		All in all regards
Electric — service	Serving the common areas. Underground lines	Within the Unit
Electric — fixtures	Serving the common areas	Serving only one Unit (including all interior and exterior plugs and fixtures)
Gutters and fascia	All in all regards	
Heating, ventilation and air conditioning	Pool and office buildings	All in all regards for individual Unit
Painting	Exterior	Interior
Patio (area inside fence)	Inspection for compliance with Council regulations	Maintenance of area and cleanliness. Repair and replacement of patios. Use and landscaping must conform to Council regulations.
Patio fence	All in all regards	Use must conform to Council regulations.
Pest control	Exterior of building	Interior of building
Plumbing fixtures	Pool & maintenance buildings	All in all regards for individual Unit
Plumbing — water supply lines	Outside the Unit	Inside the Unit
Plumbing — sink blockages		All in all regards
Plumbing — sewer backups	Preventive maintenance outside the Unit; initial drying and sanitizing of rugs and tile floors inside the Unit	Preventive maintenance, remediation, and repairs inside the Unit.
Plumbing — sewer lines	Underneath the concrete slab and outside the Unit	Keeping cleanout in basement floor accessible
Plumbing — outside water faucets		All in all regards including shutting on/off in winter/spring
Roofs	All in all regards	
Smoke detectors	Common hallway, all in all regards	Unit, all in all regards

	Council Responsibilities	Unit Owner Responsibilities
Shutters	All in all regards	
Stoops, steps and walks	Maintenance and replacement (front of Units)	Maintenance and replacement (rear of Units)
Trees	Common areas	Inside the patio
Walls	See note below	See note below
Water seepage or flooding		All in all regards
Windows and window openings	B-Unit side door windows at front door and B-unit center roof windows	Maintenance and replacement of all Unit windows, including glass, frame, sash, jamb and sill
Windows — screens and storm windows		All in all regards
Window wells	Maintenance, front	Maintenance, rear Window well covers

*While ownership of each Unit extends to the plane of the outer surface of the exterior walls, and thus maintenance and repair are normally the responsibility of the Co-Owner, the Council assumes responsibility for tuck-pointing of above ground elements.

**The costs associated with fulfilling the above-referenced obligations may be varied in the event the damage or need for maintenance or repair arises due to the negligence of a party. For example, a Co-Owner who fails to properly maintain a component under their care and responsibility may be responsible for damages to adjacent units or the common elements. Likewise, the insurance policies that the Council is required to maintain may cover certain damages for covered perils (e.g. fire damage).

***Co-Owners are strongly encouraged to maintain individual insurance to help protect their property and any individual liability the Co-Owner may face due to the acts or omissions of the Co-Owner and his or her family members, tenants, guests and invitees.

****In the event a Co-Owner chooses to request (and receives) a variance to replace or otherwise modify an item (e.g. rear canopy, front window well) that is otherwise the responsibility of the Council, the maintenance and repair of such replacement or modification shall be borne by the Co-Owner.

RECYCLING DO'S AND DON'TS

Many Glen residents have been following Arlington County's guidelines for trash recycling, but it's important to note that the county does not collect our garbage. As a result, it's crucial that we follow the guidelines of our trash contractor, Capitol Services. Here's a quick look at what gets recycled and where it gets placed for pickup:

MIXED PAPER: includes newspaper, magazines, inserts, office paper, brochures & other glossy paper, paper bags, self-adhesive paper, Post-it notes, paper & hardcover books, catalogs, cereal and food boxes, telephone books, envelopes (with and without windows), and "junk mail."

CARDBOARD: includes corrugated cardboard, pizza boxes, and flattened cardboard boxes.

All mixed paper and cardboard should be placed outside of the recycling bins—VERY IMPORTANT!

COMMINGLES: includes aluminum cans, metal food cans, glass bottles & jars, milk & juice cartons, plastic bottles & jugs (#1-7), wide-mouth plastic containers, aluminum foil & aluminum trays, clam shell containers, empty aerosol cans, wire hangers, rigid plastics, yogurt cups, and plastic bags.

All commingles and only commingles should be placed in the recycling bins. And please empty and rinse all food and liquid from plastics, aluminum beverage, and other metal cans. Removing labels is not necessary.

DO NOT RECYCLE HERE: paper plates, napkins & other items contaminated with food, plastic food trays, light bulbs, mirrors, Styrofoam, window glass, ceramics, batteries, pottery, and cookware (pots & pans).

Capitol Services will take all suitable materials placed in proper recycling bins to a recycling recovery center.

IMPORTANT NOTES:

1. It is ok to carry bottles out in plastic bags and put them directly in the bins because they are both acceptable as commingles. However, plastic bags should not be used for newspapers. Newspapers should be left outside the bins and preferably in paper bags.
2. Empty beer cans should not be placed back into the cardboard boxes they came in and left outside the bins. Instead, the cans are to be placed in the bins and the cardboard box left outside the bin.
3. Please take the time to flatten cardboard boxes.
4. Monitors, TV's, and other electronic equipment should not be placed out on recycle day, for regular trash pickup, or on bulk pickup days. These items contain toxic materials and should be taken to the county disposal plant off South Glebe Road on Saturdays for proper recycling. Please call 703-228-6820 for more information.

Recycling guidelines seem to have changed over the years, and therefore it's not always easy to keep up with the latest news. Glen residents are doing a great job of recycling, and with these updated guidelines recycling efforts in the Glen will only improve.

Spring Landscape Walk-through

The spring landscape walk-through in the Glen is set for Saturday, March 17 at 9:00am. Meet in the Stafford Circle and join our landscape committee for a walk through the community reviewing the plantings in our common areas. There is a form with more information found on page 8 of this newsletter. If you want to request that something be changed, such as the removal of an existing shrub or tree, the planting of a new shrub or tree or the trimming of a shrub away from windows, then you must complete the request form by March 10. Only items that are requested in advance will be considered. Please note that a request doesn't always mean that the work will be approved and completed.

Red Reflectors Reminder

The mulched beds surrounding our homes are actually common area property and are maintained by the Glen's landscaping contractor, Environmental Enhancements (EE). However, residents who prefer to maintain their flower beds themselves must place a red reflector in the bed to notify the contractor to skip that area. You must renew your red reflector status each year, though. If you want EE to omit your flower beds in 2012, please re-submit the form found on page 9 of this newsletter by March 10.

Like the form requesting landscaping changes, the red reflector form is also found on our web page at www.fairlington.org/glenindex.htm. Either form can be e-mailed to our landscaping e-mail account GlenLandscaping@gmail.com.

Glen Yahoo Group Wants You

To join the Fairlington Glen Yahoo Community Group, go to www.yahoo.com and click on "Groups." In the search box, enter "Fairlington Glen" and this should bring up the Glen Yahoo Group. Click on the group name and that will send you to the home page. Look for the "Join This Group" tab in the upper right corner, click it, and then enter your Yahoo ID or create one. Once you use or create an ID, a message will be sent to the moderator of the group in order to confirm membership. The Glen group is only open to members of the Glen community. If for any reason you are unable to sign in or choose not to create a Yahoo ID, contact Alison Burns Trimble by e-mail at alisont@comcast.net or by phone at 703-931-7096.

Court No. _____ House No. _____

**FAIRLINGTON GLEN
LANDSCAPE COMMITTEE WALK-THRU
Request for changes in common area landscaping**

Requests for Spring must be received by March 10, 2012

This is a request for the Condo Association to fund and perform the following:

_____ remove an existing shrub or tree

_____ significantly trim a shrub away from windows

_____ plant a new shrub or tree

_____ This is a request to landscape and plant an area at my own expense.

_____ This is a request to make any other change

Please describe your request and explain the location(s):

Are any other units impacted by the requested changes?

Name of Resident(s): _____ (check if co-owner ___ or tenant ___)

Address: _____ Court # _____

Phone Number: _____ E-mail: _____

Please return your completed form to the Glen Landscape Committee
c/o Amanda Deringer, 3535 S Utah St (Court 9)
or by email [to: GlenLandscaping@gmail.com](mailto:GlenLandscaping@gmail.com)

**FAIRLINGTON GLEN
REQUEST FOR LANDSCAPING WAIVER**

Requests should be received by March 10, 2012

The mulched beds surrounding our homes are common property and are maintained by the landscaping contractor. However, some residents prefer to maintain their common front or side beds themselves. In that case the resident should submit this form annually and place a red reflector in the common area bed.

This form must be completed each year – it does not carry over from year to year!

The responsible party:

Will install a red reflector in the bed.

Will weed, feed, water, prune, and deadhead the flower bed regularly.

Will not install any invasive plants including but not limited to English Ivy.

Will comply with Glen policies in using any pesticides.

Will mulch with materials similar to those used by the Glen contractor.

Understands that the Glen Board of Directors reserves the right to assume responsibility for improperly maintained beds.

PLEASE PRINT

Name of Resident(s): _____ **Co-owner/Tenant**
(circle one)

Address: _____ **Court #** _____

Phone Number: _____ **Email:** _____

Please return your completed form to the Glen Landscape Committee
c/o Amanda Deringer, 3535 S Utah St (Court 9)
or by email to: GlenLandscaping@gmail.com

Fairlington Glen Contact List (March 2012)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Ray Alexander	4320 S 35th	804-678-8936	rayalexanderjr@comcast.net
Vice President	Amanda Deringer	3535 S Utah	703-671-9626	aderinger@gds.org
Treasurer	Maynard Dixon	4316 S. 35	703-379-9786	MaynardDixon@verizon.net
Secretary	Jay Yianilos	3570 B-1 S. Stafford	703-888-1826	jasonyianilos@yahoo.com
At Large	Jonathan Rolbin		202-579-6084	jrolbin@gmail.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)	Beth Soja	4109 S 36th		beth.soja@gmail.com
5 (17)				
6 (24)	Vicky Mason	4132 S 36th	703-671-6640	vamason@earthlink.net
7 (16)	John Phillips		703-931-2678	
8 (16)	John Phillips		703-931-2678	
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	alison@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. 35	703-379-9786	MaynardDixon@verizon.net
Glen Echo	Jay Yianilos	3570 S. Stafford	703-888-1826	jasonyianilos@yahoo.com
Handbook	Jocelyne Corderot	3525A S Stafford	703-933-0956	jocorderot@yahoo.com
Landscape	Amanda Deringer	3535 S Utah	703-671-9626	aderinger@gds.org
Maintenance	Robert Wilson	3576 S Stafford	703-578-4972	tunaan@verizon.net
Pool	Paula Mathews		703-379-5132	bethanypaula@aol.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
María Castro and Nelson Ordoñez	On-Site Staff		703-820-9567	fairlingtonglen3m@verizon.net
Terry McGuire, Cardinal Management Agent			703-565-5012	t.mcguire@cardinalmanagementgroup.com

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

March 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10 Landscape and red reflector forms due
11 Daylight Saving Time Begins	12	13 Board Meeting @7pm at the FCC	14	15	16	17 Spring Landscape Walk- through @9am
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 Board Meeting @7pm at the FCC	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					