

The Glen Echo

Newsletter of Fairlington Glen

May 2010



Check it out!

Feel free to see what is going on in Fairlington Glen by checking out the website:

www.fairlington.org/glenindex.htm

Pool News

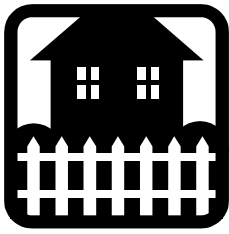
Summer is almost here and our fabulous pool opens **Saturday, May 29th at 10:00am**. We deserve a nice, warm pool season after the winter we suffered! Join us for our annual Pool Party on Saturday, June 5th (raindate June 6th). The party will be our traditional cook-out. We'll provide hamburgers and hot dogs and you provide a side dish or dessert and your own drinks. Additional fun events at the pool will be scheduled soon -- look for wine tastings, game nights and other social events throughout the summer.

ACTIVITY CARDS AND POOL RULES. Please visit the Glen website and review the pool rules with your household. Activity cards must come with you to the pool! Kids are allowed to come to the pool on their own if they are 8 years old and have passed the swim test. Residents can bring up to four guests to the pool.

GO BEFORE YOU GO! Sometimes with the excitement of going to the pool, young children get involved in water play and forget to go to the bathroom. Unfortunately accidents happen. Should an accident occur in the pool, by law, the pool must be closed for 8 hours. All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.

Check out the pool calendar at the end of this issue to see the hours for the summer, along with dates for wine tastings. We'll add early morning hours and more fun activities in July and August. See you at the pool!





In the last Glen Echo, we asked for your input regarding the white split-rail fence in front of Court 4. While acknowledging that it is in need of repair, most of you like the fence, and would like to keep something similar. The Board has asked Cardinal Management to explore options for a similar fence in a more maintenance-friendly material. Thank you to all who responded.

ANNUAL FINANCIAL REPORT TO CO-OWNERS

During 2009, as shown on the accompanying table, the Glen had a budget surplus of \$38,016, which will be available as a contingency for the future. Expenses were significantly lower than budgeted for water/sewer. This felicitous outcome was likely a result of above-average rainfall in 2009, continuing replacement of older appliances and toilets with modern low-water versions, and a reduced rate of increase in our water rate (6.3% in May 2009 following many years of 12 – 15% annual increases). We have reduced the water/sewer line item in the 2010 budget.

Reserve expenditures in 2009 focused primarily on pool complex renovation and relining/replacement of our sanitary sewer laterals. With completion of those two major capital improvement projects after three years of effort, our emphasis for capital expenditures turns to roof replacement and parking lot/drainage work. Contributions to replacement reserves in 2010 will be \$480,000.

Expenditures from these reserves in 2010 will include replacing the last three asbestos cement roofs—in Courts 1, 13, and 14. Current projections suggest that the remaining Bangor slate roofs can be replaced by 2017. At that point, 65% of our total roof area (in 35 buildings) will be new since 1995, leaving only the original more durable Vermont roofs (19 buildings) and Buckingham roofs (3 buildings) from the 1940's. In 2010 we also plan to replace the parking lot, underlying storm sewer, and adjoining sidewalks in Court 10 and replace the fence in Court 4.

Replacement reserves in 2009 were increased by a contribution of \$460,000 and reduced by expenditures of \$579,820. At the end of 2009, we had a balance of \$361,783 in replacement reserves, \$158,160 in contingency reserves, and \$119,581 in Other Members' Equity (excess operating funds), resulting in total Members' Equity of \$639,524.

Our auditors recommend that combined contingency reserves and Other Members' Equity should be between 10 and 20% of annual assessments. Our level now stands at 22%. After damaging storms during the winter of 2009-2010, contingency reserves will cover unexpected repair expenses not covered by insurance or the operating budget.

The Board looks forward to maintaining the Glen as a community with a responsible operating budget and a forward-looking capital expenditures budget. Should you wish to join the Finance Committee in planning the 2011 budget, please call Margaret Windus at 703-379-1718, or send her an e-mail at bowindus@verizon.net. Our first meeting is June 1.

Margaret L. Windus, Treasurer

for the Fairlington Glen Board of Directors

RICKY SOLARES

Ricky Solares, the Glen's long-time Facilities Manager, passed away on April 9 in Cochabamba, Bolivia, after a long battle with cancer. Ricky headed our maintenance team from the fall of 1995 until his retirement in the spring of 2007—a period of nearly 12 years.

Ricky hired our current staff—Nelson Ordonez and Maria Castro. They credit their time with him for much of the skill they now bring to their work in the Glen everyday.

Ricky was devoted to the Glen. Long time residents can remember the many times he dealt with emergencies at all hours of day and night, including weekends. And before we completed our effort to replace and reline our sanitary sewers, there were many such emergencies.

Ricky had many friends in the Glen—co-owners with whom he had developed relationships during his time as Facilities Manager. He was a steady presence in the community, even as the board and management teams changed around him. He leaves a son, Ricky Jr., and a daughter, Mia, who moved to Bolivia from Florida to care for him during his last few months.



CATHERINE FELLOWS

Catherine Fellows, an original owner in Fairlington Glen, passed away on April 26. She was found in her residence by our staff member Maria Castro.

Catherine is well known to long-time residents of the Glen. She chaired the Landscape Committee in earlier years, and was a devoted supporter of our specimen trees, many of which went back to the early years of Fairlington in the 1940's and 1950's. During her time as Landscape Committee chair, Catherine prepared a survey and analysis of all the trees and shrubs in the Glen, still sometimes used as a reference guide.

Her best-known work, however, is Fairlington at Fifty, May 1943 to May 1993, which she authored to celebrate the 50th anniversary of the founding of Fairlington. This publication was republished in 2003 by the Fairlington Citizens Association and the Fairlington Historical Society during the 60th celebration of Fairlington's founding, with supplemental text and color pictures. By that time, Fairlington had been designated as an Historic District on the National Register of Historic Places (March 29, 1999) and placed on the Virginia Landmarks Register (December 2, 1998).

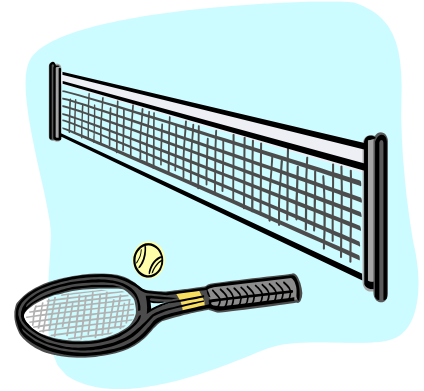
You may see more about Catherine by going to the Fairlington website at www.fairlington.org and clicking on the remembrances and pictures of Catherine posted on its homepage.

FAIRLINGTON GLEN FINANCIAL REPORT FOR CALENDAR YEAR 2009		
	<u>Budget</u>	<u>Actual</u>
<u>INCOME</u>		
Assessments from Co-Owners	\$1,285,001	\$1,284,063
Interest	15,000	9,889
Other	1,000	13,352
Total Income	\$1,301,001	\$1,307,304
<u>EXPENSES</u>		
Management	67,584	67,564
Legal, Audit, Tax, Other Professional Fees	26,925	33,379
Insurance	65,170	62,127
Administrative	11,490	15,928
Payroll and Related	108,335	96,749
Utilities	226,637	189,978
Painting and Decorating	61,800	69,673
General Repairs	38,000	31,751
Snow Removal	6,200	15,545
Swimming Pool	51,066	47,882
Trash Removal	64,709	63,683
Grounds Maintenance	67,685	65,722
Landscaping	40,400	43,160
Bad Debt Expense	-0-	3,688
Income Taxes	5,000	2,459
Total Expenses	\$841,001	\$809,288
Net Income before Contribution to Reserves	\$460,000	\$498,016
Contribution to Reserves	(460,000)	(460,000)
Net Income	-0-	\$38,016

Tennis Task Group

The Glen intends to resurface its racquet courts in 2011. We have three sites: 1) the “single tennis court” located near the swimming pool; 2) the “three tennis courts” located at the juncture of Stafford St. and 35th St.; and the “paddle tennis court” located behind courts 7-8.

In advance of the resurfacing effort, the Tennis Committee is being asked to make recommendations to the Glen Board regarding (a) the advisability of reducing the “three courts” to two and (b) whether the paddle tennis court should continue in existence. Alternative uses for the space ‘freed up’ by either (or both) of these actions will also be considered.



Residents who have suggestions should contact Willard (Will) Smith, Tennis Committee Chair, at either willregina@verizon.net or (703) 578-1076.

Maintenance and Repair:

The winter of 2009-2010 will be one we remember for a long time. We are still repairing the damage caused by our record snowfall, and have begun to add up the costs.

The Glen spent over \$35,000 just on snow removal between December and February. But unfortunately, that was just the beginning. We decided to look carefully at why so many gutters and fascia boards were damaged before we hired a contractor to replace or repair them. The result of that evaluation was a decision to change the type of gutter we use, moving to one which is both heavier and more securely attached to the roof.

Accordingly, the Board agreed to a contract with Katchmark Construction to repair or replace our damaged gutter and snowguards using the new, stronger specifications. The gutter and roof repair will cost \$130,000, most of which we expect to be reimbursed by our insurance company.

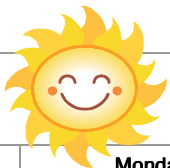
We also suffered a lot of damage to our trees and shrubs. Most of the damaged trees have now been removed from around our buildings, but we are still working on the Quaker Lane and King Street perimeter. And as a result of the Landscaping Committee’s walk-thru last month, many damaged shrubs were identified for pruning or, in some cases, removal. Our landscaping contractor, Environmental Enhancements, is working on that list.

And then there is the regular, on-going maintenance of the Glen. Unrelated to the winter storms, three buildings are scheduled for roof replacement this year: 3501-3503 S Stafford, 3524-3532 S Stafford, and 4216-4218 S 35th. That work will be combined with the gutter replacement. And finally, in Court 10, the parking lot will be repaved and the storm sewer replaced. Both of these projects are part of our long-term maintenance, and the cost of this work, approximately \$182,000 for the roofs and \$97,000 for the parking lot, will come out of our reserve funds.




May 2010 Pool Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9 Mother's Day 	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 Wine Tasting 7-9  Bring your favorite Merlot to sample and a snack to share Meeti in the pergola Area outside the pool	27	28	29 Pool Opens 10:00 – 9:00
30 Pool Open 10:00 – 9:00	31 Pool Open 10-9 Memorial Day 	ACTIVITY CARDS AND POOL RULES. Please visit the Glen website to review the pool rules with your household. http://www.fairlington.org/GlenHandbook2009.pdf All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.				




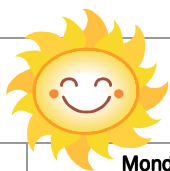
June 2010 Pool Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Pool Closed	2 Pool Closed	3 Pool Closed	4 3:00 – 9:00	5 10:00 – 9:00 Pool Party 4-7 We provide the burgers and dogs, you bring a side, salad or dessert to share and a drink for yourself 
6 10:00 – 9:00 Pool Party Raindate	7 3:00 – 8:00	8 3:00 – 8:00	9 10:00 – 8:00 Beer Tasting 7:00 pm – 9:00 pm Bring your favorite Beer to sample and a snack to share 	10 3:00 – 8:00	11 3:00 – 9:00	12 10:00 – 9:00
13 10:00 – 9:00	14 3:00 – 8:00	15 3:00 – 8:00	16 10:00 – 9:00	17 3:00 – 8:00	18 3:00 – 9:00	19 10:00 – 9:00
20 10:00 – 9:00 Father's Day 	21 10:00 – 9:00	22 10:00 – 9:00	23 10:00 – 9:00 Wine Tasting 7:00 – 9:00 Bring your favorite Sangria to sample and a snack to share 	24 10:00 – 9:00	25 10:00 – 9:00	26 10:00 – 9:00
27 10:00 – 9:00	28 10:00 – 9:00	29 10:00 – 9:00	30 10:00 – 9:00	ACTIVITY CARDS AND POOL RULES. Please visit the Glen website to review the pool rules with your household. http://www.fairlington.org/GlenHandbook2009.pdf All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.		





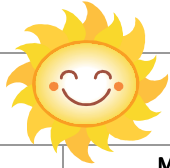
July 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
ACTIVITY CARDS AND POOL RULES. Please visit the Glen website to review the pool rules with your household. http://www.fairlington.org/GlenHandbook2009.pdf All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.				1 10:00 – 9:00	2 10:00 – 9:00	3 10:00 – 9:00
4 July 4 th 10:00 – 9:00 	5 10:00 – 9:00	6 10:00 – 9:00	7 10:00 – 9:00 Beer Tasting 7:00 pm – 9:00 pm Bring your favorite Beer to sample and a snack to share 	8 0:00 – 9:00	9 10:00 – 9:00	10 10:00 – 9:00
11 10:00 – 9:00	12 10:00 – 9:00	13 10:00 – 9:00	14 10:00 – 9:00	15 10:00 – 9:00	16 10:00 – 9:00	17 10:00 – 9:00
18 10:00 – 9:00	19 10:00 – 9:00	20 10:00 – 9:00	21 10:00 – 9:00 Wine Tasting 7:00 – 9:00 Bring your favorite Pinot Grigio to sample and a snack to share 	22 10:00 – 9:00	23 10:00 – 9:00	24 10:00 – 9:00
25 10:00 – 9:00	26 10:00 – 9:00	27 10:00 – 9:00	28 10:00 – 9:00	29 10:00 – 9:00	30 10:00 – 9:00	31 10:00 – 9:00



August 2010 Pool Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 10:00 – 9:00	2 10:00 – 9:00	3 10:00 – 9:00	4 10:00 – 9:00 Beer Tasting 7:00 pm – 9:00 pm Bring your favorite Beer to sample and a snack to share 	5 10:00 – 9:00	6 10:00 – 9:00	7 10:00 – 9:00
8 10:00 – 9:00	9 10:00 – 9:00	10 10:00 – 9:00	11 10:00 – 9:00	12 10:00 – 9:00	13 10:00 – 9:00	14 10:00 – 9:00
15 10:00 – 9:00	16 10:00 – 9:00	17 10:00 – 9:00	18 10:00 – 9:00 Wine Tasting 7:00 – 9:00 Bring your favorite Malbec to sample and a snack to share 	19 10:00 – 9:00	20 10:00 – 9:00	21 10:00 – 9:00
22 10:00 – 9:00	23 10:00 – 9:00	24 10:00 – 9:00	25 10:00 – 9:00	26 10:00 – 9:00	27 10:00 – 9:00	28 10:00 – 9:00
29 10:00 – 9:00	30 10:00 – 9:00	31 10:00 – 9:00	ACTIVITY CARDS AND POOL RULES. Please visit the Glen website to review the pool rules with your household. http://www.fairlington.org/GlenHandbook2009.pdf All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.			



September 2010 Pool Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 10:00 – 8:00 Beer Tasting 7:00 pm – 9:00 pm Bring your favorite Beer to sample and a snack to share 	2 10:00 – 9:00	3 10:00 – 9:00	4 10:00 – 9:00
5 10:00 – 9:00	6 10:00 – 9:00 Labor Day 	7	8	9	10	11 10:00 – 9:00 Margarita Pool Party 4-7 Pot Luck - Bring a dish to share Sno Cones for the kids 
12 10:00 – 9:00 Pool Party Raindate Dog Swim 7:45 – 8:00 	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	ACTIVITY CARDS AND POOL RULES. Please visit the Glen website to review the pool rules with your household. http://www.fairlington.org/GlenHandbook2009.pdf All babies and toddlers must wear swim diapers and plastic pants with elastic bands around the legs and waist to protect their friends in the water.	