



The Glen Echo

Newsletter of Fairlington Glen

November 2012

Glen To Welcome New Property Manager

As preparations continue for the Glen's Annual Meeting on November 7 (see page 2 for more information), the community is getting ready for some changes to the management team. In addition to three new Board members, who will be announced at the Annual Meeting when voting is complete, the Glen will welcome a new property manager.

Long-time property manager Terry McGuire of Cardinal Management has announced to the Board that he has taken on additional duties within Cardinal. As a result, Karen Conroy of Cardinal Management will assume the duties of our community manager officially beginning on January 1, 2013. McGuire will remain with Cardinal focusing on his corporate responsibilities and assisting Conroy through the transitional period.

Conroy has been in the field of common interest community management for more than 11 years and has obtained the Professional Community Association Manager (PCAM) designation, which is the highest professional recognition available nationwide to managers who specialize in association management.

"I look forward to working with the Board and residents of Fairlington Glen," said Conroy. "I have had the opportunity on several occasions to explore your beautiful community, and with each visit I learn more and enjoy the environment and history of your neighborhood," she added.

Please join the Board in welcoming Karen Conroy to Fairlington Glen. She can be reached at 703-565-5018 or by e-mail at k.conroy@cardinalmanagementgroup.com.

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.

Glen Annual Meeting

Don't miss the Annual Meeting for Fairlington Glen on Wednesday, November 7 at 7pm at the Fairlington Community Center, located at 3308 S. Stafford Street. (See agenda on Page 3.)

Important 2013 budget and reserve expenditure information pertaining to the Annual Meeting was included in the August issue of the Glen Echo. Past issues of this newsletter are always available on our website at <http://fairlington.org/glenindex.htm>. Just click the "newsletter" link near the top of the page.

The budget spreadsheet and dues schedule were mailed to all Glen co-owners in October along with Board member candidate profiles, instructions for how to vote online, and proxy materials. Voting online is easy and efficient, but electronic voting will only be open until November 6.

The proposed 2013 budget calls for an assessment increase of 2.8%. Over the past five years, the Glen has increased its attention to capital upgrades of roofs, sewers, and recreational facilities, as well as creating a new maintenance facility. It is now important that we work to strengthen our reserves. Our operating expenditures for 2013 are expected to closely track those of 2012. The budget will allow us to maintain our contribution to replacement reserves in 2013.

Plus, there are five candidates on the ballot for three positions on the Fairlington Glen Board of Directors. The two highest vote-getters will receive three-year terms on the Board. The third highest vote-getter will fulfill the final year of Jonathan Rolbin's three-year term following his resignation from the Board with one year remaining on his term.

Please be sure to cast your vote, and don't miss this year's Annual Meeting on November 7.

Court Rep Changes Announced

Carol Goodloe, chair of the Glen's Court Representative Group (CRG), has announced some changes to the CRG lineup.

Florence Ferraro has stepped forward to volunteer as the Court 5 rep, a position that has been vacant for quite some time.

Bozena Giza has assumed the Court 4 duties from Beth Soja.

Courts 7 & 8 are in need of a new rep after John Philips resigned for personal reasons. This role may be fulfilled by one person from Court 7 and one person from Court 8 or by one person who represents both courts as Philips had been doing. Those Court 7 & 8 residents interested in joining the CRG should contact Goodloe at 703-379-7260 or at cagoodloe@comcast.net.

Fairlington Glen Council of Co-Owners

ANNUAL MEETING

November 7, 2012 at 7:00pm
Fairlington Community Center at 3308 S. Stafford St.

AGENDA

Call to Order and Introduction of the Board

Appointment of Parliamentarian

Proof of Notice of Meeting

Selection of Inspectors of the Election

President's Report – Ray Alexander

2013 Budget – Maynard Dixon

Presentation of Board Candidates – Ray Alexander

Vote on 2013 Budget, Candidates, and 2011 Annual Meeting Minutes

Committee Reports (during vote counting)

Old Business

New Business

Adjournment

PROPOSED MONTHLY ASSESSMENT SCHEDULE

Unit Type	% Ownership	2012	2013
Arlington	.00379	\$441	\$454
Barcroft (I)	.00243	\$283	\$291
Barcroft (E)	.00250	\$291	\$299
Braddock (I)	.00195	\$227	\$233
Braddock (E)	.00202	\$235	\$242
Clarendon (I)	.00297	\$346	\$355
Clarendon (E)	.00304	\$354	\$364
Dominion	.00351	\$409	\$420
Edgewood (I)	.00263	\$306	\$315
Edgewood (E)	.00270	\$314	\$323

Don't Forget Your ID On Election Day



Americans head to the polls on Tuesday, November 6 for the general election. In addition to electing a President, Virginians will be voting for a new Senator, members of Congress, and various state and local issues.

Polls will be open from 6:00am to 7:00pm in Virginia.

This year, Virginia law requires all persons presenting themselves to vote to show ID. If you get to the polls on Election Day and do not have a valid ID,

it is suggested that you go home and get the proper ID and then return to the polls to vote.

Please note that you do not have to have a photo ID in Virginia. Although most voters will present a valid Virginia driver's license, other acceptable forms of identification include the brand new voter ID card, which was issued by the state to all registered voters in August, a US passport or passport card, and government issued ID cards from federal, Virginia, or Virginia local political subdivisions.

For additional acceptable forms of ID, call the Virginia State Board of Elections at 1-800-552-9745 or visit www.sbe.virginia.gov.

TRASH PICKUP REMINDERS

Household trash is collected six days per week, Monday through Saturday, from porch steps. Trash must be secured in plastic bags and placed on porch steps by 8am weekdays and 9am on Saturdays.

TRASH IS NOT TO BE PUT OUT THE NIGHT BEFORE IN FAIRLINGTON GLEN!!

Please note there will be no trash collection on Thanksgiving, Christmas, or New Year's Day.

Always Exercise Contractor Caution

Finding a contractor who will perform quality work at a reasonable price can be a daunting task. It's always a good idea to ask for and check references and to contact the Better Business Bureau and the Virginia Department of Professional and Occupational Regulation to see if there are complaints against a prospective contractor.

In addition, the following warning signs can alert you to unscrupulous, disorganized, inexperienced, or financially troubled contractors who may deliver broken promises, bad work, and blown budgets rather than professional results.

FIRST IMPRESSIONS: In any business, first impressions are important. How a contractor presents himself and maintains his truck, tools, and equipment are good indicators of how he'll take care of you and your job. He should look neat and professional, and his vehicles and equipment should be clean and in good repair.

BEWARE LOW BIDS: Price is always an important consideration when selecting a contractor, but don't let a low price or a special deal blind you to a potential problem. Both can be signs that you should be wary. A bid far lower than others may indicate the contractor isn't experienced enough to know the actual cost of the job or he never intends to finish the work. Disreputable contractors may bid low to secure a contract and then tack on extra charges as the job progresses.

TAKE YOUR TIME: If you are pressured during the bidding process by tactics such as "limited time offers," look for a different contractor. Hiring a contractor is not a split-second decision. For this reason, many states give homeowners three days to cancel a home improvement contract—without obligation—after signing it. A prospective contractor should take his time as well, carefully reviewing the specifications of your job before submitting his bid. If he doesn't take notes and measurements and make material and labor calculations, or if he simply names a price based on a similar job, he may not be detail-oriented or thorough enough to do a good job.

BEWARE MATERIALS DISCOUNT: A prospective contractor may offer you a discount hoping to earn your future business following a job well done, but be wary if a contractor offers materials at a discounted rate. Small contractors rarely buy materials in the high volumes necessary to yield big discounts, and unless they severely overestimated quantities for a previous job, they rarely stock large inventories of material. Discounted materials are usually seconds, upgraded or below-grade minimums for code, any of which will compromise the quality of your project.

ONLY 20% UP FRONT: While the price may be right, what about the terms of payment? In general, do not choose a contractor who asks for more than 20 percent of the total cost of a job up front. Keep in mind some projects do require a large initial payment to cover a deposit for products like cabinets or special-order ceramic tile.

BEWARE CASH-ONLY JOBS: Finally, a contractor who works on a cash-only basis raises a big red flag. Not only does paying in cash limit your financial recourse if problems arise, but also the contractor is likely not operating a legitimate business, which includes paying taxes and insurance. In these cases, look elsewhere for a professional to perform the work.

Fairlington Glen Contact List (November 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)	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)				
8 (16)				
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	Corey Love		609-412-4624	glenlandscaping@gmail.com
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

November 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4 Daylight Saving Time Ends	5	6 Election Day 	7 Board Meet- ing 6p/Annual Meeting 7p @FCC	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22 	23	24
25	26	27	28	29	30	

December 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
		Board Meeting 7p @FCC				
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					