

# The Glen Echo

Newsletter of Fairlington Glen

October 2008

## MESSAGE FROM THE PRESIDENT

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At the **Special Meeting and Community Forum on September 17**, the Board presented three topics to the Glen community: our amended bylaws for ratification, the draft 2009 budget, and plans for renovation of the pool complex.

We are pleased to report that ***the bylaw amendments were ratified by over 80%*** of all ownership interests, thanks to an understanding of the need for change by our co-owners and the significant effort by court captains in reaching out to co-owners. We thank you all for this very successful outcome, which allows us to move forward under bylaws more appropriate to the 21<sup>st</sup> century and with clarifications that have long been needed. You will see an article elsewhere in this newsletter about the first impact some of you (unfortunately) will notice—a significant increase in the late fee. You can avoid such fees by signing up for direct deposit or bill pay. We urge you to do so.

The proposed **2009 budget** continues our emphasis on greater annual contributions to replacement reserves to deal with significant capital expenditures needed in a community built during World War II. The overall budget increase is 5.5%, in line with long-term projections of the Glen's needs.

We are sending in a separate mailing to all co-owners the proposed budget package for consideration at the **Annual Meeting on Thursday, November 6**, together with a proxy for you to vote on that budget and on candidates for the Board of Directors. Two candidates—**Katherine Clatanoff** and **Margaret Windus**—are running for the two open positions. Please send your proxy to Cardinal or give it to your court representative so that your voice will be included in decision making and we can meet our quorum requirements.

A major undertaking that will begin later this month is renovation of our pool complex to upgrade the basic infrastructure that serves the pool and to provide an enlarged maintenance area to serve the Glen's maintenance needs. Our mechanical, electrical, and plumbing infrastructure will be significantly improved, with new bathroom facilities and a new pool pump. The maintenance area will enclose the current entrance area to the pool. A new entrance and social space will be approached from the Court 11 sidewalk. (continued top of page 2)

Glen  
Annual  
Meeting  
November  
6 at 7:30pm  
Held at the  
Fairlington  
Community  
Center  
Room 118

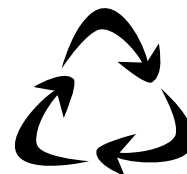
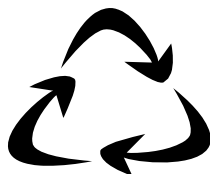
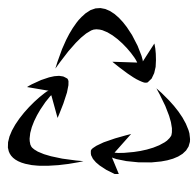
(continued from page 1)

**Dave Sherman**, who chairs the **Pool Complex Work Group** and brought us all up to date at the Community Forum, has had virtually a full-time job over the past year planning and preparing for the renovation, interacting with his Work Group and the Pool Committee, our architectural firm **Q-DESIGN PLC**, our civil engineers at **Restoration Engineering**, and many other players. You will see evidence of this effort later this month as temporary storage and office space is moved into the far end of the pool enclosure and the contractor, **Johnson Building Corporation**, begins work. Residents affected by the construction will get a separate letter with additional details. Costs of the project will be spread over two years—2008 and 2009. Details are included in the reserve portion of the budget that you will receive by mail.

Please plan to attend the Glen's Annual Meeting on November 6 at the Fairlington Community Center. In addition to voting on the budget and Board candidates, you can hear from our many committee and task group volunteers who make the Glen such a special place to live.

**Bob Patrician**

*Friendly reminders from the Glen Handbook:*



## RECYCLING

Guidelines found in Glen Handbook 2008; Chapter 3, page 17

Materials for recycling should be placed in the containers at the entrance to each court on *Tuesday afternoon or before 8:00 am on Wednesday*. Materials to be placed in the containers include glass, aluminum or "tin", and plastic bottles and do not have to be sorted. Paper and broken down corrugated cardboard boxes should be placed at the same area.

**"Political signs** are not deemed to be holiday, seasonal, or special occasion decorations and are not permitted in the common areas; however, a single political sign per unit may be displayed in a window for 31 days before an election and must be removed within 5 days after an election."



## WATER USAGE

**The Glen's water bills have risen from about 13% of operating costs in 2003 to nearly 25% in 2008.** This is not because of an increase in water usage, but because of steep increases in Arlington County water and sewer rates. Such increases are expected to continue for the next few years because of the cost of new pollution control equipment at the treatment plant on Glebe Road.

There are many easy steps to reduce water usage, and we provide just a few here for your consideration.

- **Shop smart.** When buying new washing machines for clothes or dishes, or new toilets, buy those with ENERGY STAR® ratings. These models use less water and save energy because you don't have to heat the extra water.
- **Be wise about when you wash.** Run your dishwasher and washing machine only when they're filled to capacity. Both machines use a significant amount of water.
- **Little leaks mean big losses.** Check your pipes and faucets for small leaks, which can waste significant amounts of water as well as the energy required to heat the water.
- **Garbage disposals gobble water.** Use your disposal only when necessary and for small amounts of food. Our sewer system is fragile and you will save on water and help our sewer system.
- **Start soaking.** Fill a dishpan with water and let dishes sit to eliminate the process of rinsing dishes before they go in the dishwasher.
- **Don't treat your toilet as a trash receptacle.** Paper, tissues, and other small items often end up being flushed rather than tossed. This uses more water and endangers our sewer lines as well. Use a wastebasket.
- **Save while you shave (or grow a beard!).** Turn off the tap while you shave or brush your teeth.
- **Get an early start.** Water plants and trees early in the mornings while it's still cool. Leave the grass to Mother Nature—it will come back on its own.

We appreciate anything you can do to help keep our water usage down. Note that we did not ask you to turn the shower off while you shower, though if some of you are Spartan enough to do that, we applaud you. . . Thanks!

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## LATE FEE INCREASES TO \$25

Effective with your monthly assessment due on **December 1**, the fee for **late payment will increase to \$25**. It has been \$3 since the condominium began in the mid-1970's, and was raised (with flexibility to increase in the future) as part of our Bylaws revision. Those revisions were approved at a Special Meeting on September 17, with ratification by just over 80 percent.

Regular monthly assessments are due on or before the first day of each month. ***A late fee is charged if the assessment is received after the 10<sup>th</sup> of the month.*** If your assessment is not paid by the 10<sup>th</sup> of the month, you will receive a letter noting your lateness and stating that a late fee is also due. If your account is more than a month in arrears you will receive a notice requesting payment within 10 days. If the overdue payment is not received after that, your account is referred to our attorney.

The Board may grant a waiver of the above provisions if you experience a personal hardship that makes it impossible to meet on time an assessment that is due. A written request stating the nature of the hardship should be sent to the Board President. If relief is granted, it is documented in the Co-Owner's unit file, noting the conditions of the relief. All such communications are kept confidential, of course.

We made this change to our Bylaws because the costs of handling late payments were significantly higher than the fees we could recoup from those Co-Owners. We expect that the higher late fee provides a stronger incentive for Co-Owners to pay their assessments on time. However, we are not seeking another source of income, and will be delighted if late fee income drops to zero.

The Glen depends on the assessments that co-owners pay. This is our only source of income. Many co-owners have already switched to automatic payment of their monthly fees. Frankly, we hope that this increase in late fees will induce those who are regularly late in paying their assessments to make that switch as well, either by direct debit arranged via Cardinal or by bill pay arranged with your financial institution.

**Direct debit forms** are available on the **Cardinal website at [www.emgmt.com](http://www.emgmt.com)** by double clicking on "Contact Us". If you switch to direct debit, however, please remember that you must continue making regular payments until you are notified by Cardinal that direct debit has been established for your account.

***Thank you for enabling us to establish an improved financial process for receiving assessments.***



The next Landscape meeting will be held on Tuesday, October 21 at 7:30pm at the Fairlington Community Center. Topics for discussion include the committee structure and communications, the red reflector policy, and 2009 landscape contract.