



The Glen Echo

Newsletter of Fairlington Glen

September 2006

Come help the Tot Lot!

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Please join your neighbors on **Saturday, September 16th** and help spread additional pea gravel in the Tot Lot. Meet at the playground at 8:00 am. If you have one, please bring a shovel or rake. While we update the playground area, the circular bench near the tire swing will be removed, but it will be replaced by new benches soon! If you can join us, please call or email Paula Mathews at 703-379-5132 or Bethanypaula@aol.com.

The rain date will be Saturday, September 30th.

ANNUAL MEETING AND 2007 BUDGET

The Annual Meeting to approve the 2007 budget and elect Board members will be held on Tuesday, November 14, at the Abingdon School in North Fairlington (just behind the North Fairlington community center). The schedule leading up to and including this meeting is as follows:

September 5	<i>Board meeting to approve draft 2007 budget</i>
September 10	<i>Call for candidates in September GLEN ECHO</i>
September 20	<i>Community Forum at Abingdon School</i>
September 27	<i>Deadline for comments on proposed budget</i>
October 3	<i>Board meeting to approve proposed 2007 budget</i>
October 9	<i>Notice of Annual Meeting with Budget and Candidates</i>
October 25	<i>Budget Amendments due to Board President</i>
October 31	<i>Amendments mailed to Co-Owners</i>
November 6	<i>Proxies due to Legum & Norman</i>
November 14	<i>Annual Meeting at Abingdon School</i>

THE SOUTH FAIRLINGTON COMMUNITY CENTER HAS CLOSED FOR LONG AWAITED RENOVATIONS. PLEASE NOTE THE LOCATIONS OF OUR COMMUNITY MEETINGS HAVE CHANGED.

THE BUDGET FORUM AND THE GLEN ANNUAL MEETING WILL BE HELD AT ABINGDON SCHOOL LOCATED IN NORTH FAIRLINGTON.

Enclosed with this GLEN ECHO you will find a draft proposed 2007 budget for your review and comment. The budget enclosed in this package is intended to provide a balanced approach that will address our financial challenges, particularly the need to provide for adequate replacement reserves and preserve our property values, continue to support the community environment and lifestyle that we enjoy, and still offer an assessment level that is comparable to what Co-Owners might spend living elsewhere in the Washington DC area. **Please join us to discuss the budget on September 20, 2006 at 7:30 pm at the Abingdon School in North Fairlington.**

POOL/OFFICE/WORKSHOP BUILDING TASK GROUP

The Board has established a task group to plan for the renovation and/or replacement of the present buildings in the pool area. Kari Boe Doyle, who chairs the Pool Committee, will convene this new task group, which will recommend the configuration and design of the new facility, working with an architectural firm.

At its strategic planning meeting on June 7, the Board agreed that the buildings in the pool area are in need of substantial upgrading within the next few years. Both the pool house and the office/workshop are in disrepair, provide inefficient working conditions for the Glen's maintenance efforts, and could provide significantly improved efficiency and effectiveness for the benefit of the Glen if substantially improved. We need a new building, either as an extension of what exists now or as a replacement for the present office, work area, and bath-houses.

The existing buildings are over 30 years old, and the associated office/workshop area has never been a satisfactory solution to our office needs, our workshop needs, or our storage needs. The Board believes it is time to move forward with constructing a configuration of buildings that will architecturally harmonize with existing buildings (if they can be retained) and will provide significantly enhanced space for all users of the area. The Meadows constructed an office and workshop area as part of its pool facility a few years ago. It is virtually indistinguishable from the surrounding buildings, provides generous space for work and storage in all weather, and is a model we should examine.

The Task Group will consider the following benefits that a new facility could provide:

- Providing an enhanced recreational area for pool users
- Utilizing our condo fees well by enhancing the range of activities that the on-site staff can perform and enabling work to continue in winter
- Providing greater security for and less "leakage" of our equipment and supplies
- Eliminating the need for off-site storage and its expense, which since 2000 has cost over \$25,000

Enabling us to compete for a new Facilities Manager as part of transition planning as our present Facilities Manager makes plans for retirement.

Those interested in knowing more about this effort may contact Kari Boe Doyle at kariboe@aol.com or by phone at 703-845-4904.

GLEN BOARD CANDIDATES

This year the 3-year Board terms of Bob Patrician, President; John Fuller, Vice President, and Charles Robbins, B&G Liaison, are ending. Last year, the Board decided to return to the original concept of a 1-2-2 staggered system of Board member terms, and is doing so this year by electing two individuals to 3-year terms and one individual to a 1-year term. Length of respective terms will be determined by candidates' vote totals. Thus, there will be one opening in 2007, two in 2008, and two in 2009, and the terms will continue in that sequence. Individuals who in the future are elected to complete the terms of those who leave early will be elected to fill the remainder of the unexpired term.

If you are a Co-Owner interested in running at the November 14 Annual Meeting for one of the three seats the Board and wish to have your candidacy included in the "Annual Meeting Package" please complete a one-page description of yourself, your views on the Glen, and the contributions you wish to make. These one-pagers should be sent to Margaret Windus, Treasurer, at bowindus@att.net or 3525B S. Stafford St. by October 1. She will be completing the 2007 budget and candidates package on October 4, immediately after the October 3 Board meeting.

BOARD CANDIDATE INFORMATION: CONTINUED

Candidates should be willing to spend significant time and energy serving the Fairlington Glen community. The Board is responsible for managing a large condominium property with a budget of over a million dollars, growing demands on our resources presented by a community that is now over 60 years old, and a diverse community of people who have varying views on everything from landscaping to assessment levels to dogs and cats. If elected, candidates should expect to make preparations for and attend the Annual Meeting and monthly Board meetings, actively participate in several Board working groups (such as those conducting contract competitions or budget development), attend and support various Co-owner committees as established by the Board, and assume oversight and responsibility for the management of the Fairlington Glen Community. Please feel free to call any current Board member should you wish to discuss the demands of the job.

MAJOR MAINTENANCE WORK UNDERWAY

A number of major maintenance projects have been underway in the Glen this summer, as you have no doubt observed. In addition to painting of Courts 5-8 by Middendorf at a cost of \$44,450 plus wood repair at a cost of \$8,135, Dominion Paving did an overlay of the Court 4 parking lot at a cost of \$11,571 and replaced sidewalks throughout the Glen at a cost of \$17,695. Dominion later returned to seal and stripe Courts 2, 3, 5, 6, 7, and 11 at a cost of \$9,048. Bishop’s Tennis did a beautiful job of repairing and color coating the single tennis court at a cost of \$12,320, and for an added \$300 filled and painted the crack in the Quaker Lane courts. Our masonry stoop repair and renovation project by Lindman began in August with repair or renovation of a total of 12 stoops at 18 units at a cost of \$39,082. JPG Painting has painted all the B-Building hallways at a cost of \$22,200, which is being followed by carpeting by Empire at a cost of \$28,020. We thank the B-Building Redecoration Task Group, chaired by Liz Finos, with design assistance from Co-Owner Mark Ksiazewski, for all their efforts in selecting the interior decoration scheme. Roof replacement work is underway by Walls at 3515-3519 S. Stafford St. in Court 1 at a cost of \$101,744 and 3615-3625 S. Taylor St. in Court 8 at a cost of \$94,969. Finally, in responding to drainage problems in the area between Courts 2 and 3, we discovered that part of the storm sewer line, probably installed during original construction, was blocked by roots and mud and had to be replaced by Dwyer Plumbing at a cost of \$15,665. As you can see, after the previous year in which we replaced only one roof and relined one sewer lateral, we have moved this year to tackle a number of major maintenance needs. As you can also see, this costs lots of money, and is the reason we need to increase significantly our annual contributions to the replacement reserve account. All the above expenditures except painting and repair in Courts 5-8 came from replacement reserves, and will total over \$350,000, against the contribution we are making to those reserves this year of \$317,667. Maintaining our 60+ year old community requires that we make infrastructure investments now as well as planning and saving for future needs. The Glen’s Finance Committee has worked hard on a 2007 budget, which we will discuss with you at a Community Forum on Wednesday, September 20. Mark your calendars and plan to attend!

REMINDERS....

End of year Pool Party this Saturday, September 9 from 4pm until 7pm.....

Dog Swim at the Pool on Sunday, Sept 10 at 7:45pm.....

The Rain date for the Pool Party is Sunday, September 10.....

The next B&G meeting is scheduled for Tuesday, September 19 at 7:30pm. This is the last meeting to be held at the South Fairlington Community Center this year....

Please leave your back gate unlock if you request gutter cleaning....

Please, Please keep your pets on a leash.....



Court 12
Stoop Replacement.

BOARD OF DIRECTORS: Meet First Tuesday of the Month

President	Bob Patrician	4229 S 36th	703-379-4379	bob.patrician@verizon.net
VicePresident	John Fuller	Off-Site	703-521-1835	fairlintonglen@aol.com
Treasurer	Margaret Windus	3525 B Stafford	703-379-1718	bowindus@att.net
Secretary	Alison Trimble	4280 S. 35	703-931-7096	alison@comcast.net
B&G Liaison	Charles Robbins	3534 S Stafford	703-998-6815	charles_robbins@hotmail.com

BUILDINGS AND GROUNDS COMMITTEE: Meet Third Tuesday of the Month

Chairperson:	Open	Vice Chair:	Open	Secretary:	Sandy Heaton	4138 So 36th	703-820-2058
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Court Representatives (R) and Alternates (A):

1 (27)	R	Madelyn Johnson	3515 B- So Stafford	703-379-9289	Madelyn.Johnson@verizon.net
	A	James Hewitt	3517 B- So Stafford	703-379-1887	chewith@aol.com
2 (26)	R	David Atwood	3541 S Stafford St	703-933-0184	David_Atwood@hotmail.com
3 (27)	R	Hal Vorhies	3563 So Stafford	703-820-2505	halvorhies@earthlink.net
4 (23)	R	Scott Tanner	4113 S 36th Street	703-519-1922	sctanner33@aol.com
5 (17)	R	Paul Greenfield	4114 S 36th Street	703.928.0228	Paul@pbg4u.com
6 (24)	R	Vicky Mason	4132 So 36th	703-671-6640	vamason@earthlink.net
	A	Sandy Heaton	4138 So 36th	703-820-2058	sandy_heaton@hotmail.com
7 (16)	R	Jasper Thomson	3611 B-2 Taylor St	703-820-6525	jthomson@vsadc.com
8 (16)	R	Jasper Thomson	3611 B-2 Taylor St	703-820-6525	jthomson@vsadc.com
9 (22)	R	Ed McGonagle	3523 So Utah	703-578-3056	e.mcgo@comcast.net
	A	Fred Hohlweg	3545 S Utah	703-836-4315	hohlweg@verizon.net
10 (25)	R	Carol Goodloe	4343 So 36th	703-379-7260	orac3@comcast.net
	A	Mike Whitfield	4321 So Utah	703-998-8783	mike@HilltopLandfill.com
11 (22)	R	Bill McShea	3592 So Stafford	03-820-4529	bunandbill@comcast.net
12 (22)	R	Robert Wilson	3576 So Stafford	703-578-4972	tunaan@verizon.net
	A	D. Hutchinson	3558 So Stafford	703-931-1166	dhutchinson@eci.org
13 (23)	R	Charles Robbins	3534 So Stafford	703-998-6815	charles_robbins@hotmail.com
14 (14)	R	Lynda Lyle	4218 A-1 So 35th	703-931-5678	llyle@specialtiesinc.bz
15 (36)	R	Suzette Buttram	4242 A-2 So 35th	703-671-1735	zette_rohde@yahoo.com
16 (12)	R	Maynard Dixon	4316 So 35th	703-379-9786	maynard_dixon@verizon.net
	A	Dean Montanye	4312 So 35th	703-379-6801	dmontanye@arlingtonva.us

Committee Chairs:

Basketball:	Patrick Murray	4144 So 36th	703-506-5867	pgmurray@att.com
Paddle Tennis:	Kennan Garvey	4264 So 35th	703-820-3523	kennan73@verizon.net
Pool:	Kari Boe Doyle	4223 So 36th	703-845-4904	kariboe@aol.com
Tennis:	Will Smith	3525 S Utah	703-578-1076	Requested unlisted email
Variance	Greg Lukmire	4266 S 35th	703-578-4844	glukmire@verizon.net
On-Site Manager:	Ricky Solares	Pool Maintenance Bldg.	703-820-9567	fairlintonglen3m@verizon.net

Emergency 24/7 Call (703) 600-6000

Management Agent:	Andrew Barnes	Legum & Norman	703-848.4324	abarnes@legumnorman.com
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