



The Glen Echo

Newsletter of Fairlington Glen

September 2007

ANNUAL MEETING AND 2008 BUDGET

Inside this issue:

Gutter Cleaning	2
Call for Board Member	2
Repair and Paint Info	3
Computer Needs	3
Emergency Awareness	4

The Annual Meeting to approve the 2008 budget and elect a new Board member will be held on Wednesday, 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 20	Community Forum on budget and on “responsibility” memo
September 27	Deadline for comments on proposed budget
October 4	Board meeting to approve proposed 2008 budget
October 10	Notice of Annual Meeting with budget and candidates
October 25	Budget amendments due to Board President
October 31	Amendments mailed to Co-Owners
November 6	Proxies due to Cardinal Management Group
November 14	Annual Meeting at Abingdon School

Enclosed with this GLEN ECHO you will find a **draft proposed 2008 budget** for your review and comment and in another article a call for candidates. The proposed budget increase is 5.8%. Some FAQs about the increase follow.

How much will operating expenses go up? Operating expenses will increase by 2.9%, reflecting a mix of increases and decreases. We were able to keep this increase under the rate of inflation because we have not replaced our Facilities Manager and truck and have given up the off-site storage facility. Water and sewer costs continue their strong upward path and are now nearly a quarter of the operating budget.

Why is the overall budget increase 5.8%? The overall budget increase reflects Board policy of significant increases each year through 2010 to our replacement reserve contributions, as recommended by reserve studies. Replacement reserves cover sewer renovation, roof replacement, drainage problems, parking lots, the pool complex, and a myriad of other capital needs in a community over 60 years old.

Will we have more increases at this level? Yes. Other things being equal, we project increases in the 5 to 7% range through 2010, and then hope to moderate those increases as the rate of increase in reserves falls back to a more normal range of 5% or less.

Please join us to discuss the budget on Thursday, September 20, at 7:30 pm at the Abingdon School in North Fairlington. An additional important discussion will focus on allocation of responsibility between condo and co-owners for maintenance and repair as well as insurance, the latter with a representative of USI, our insurance broker

Many thanks to the Glen Pool Committee and all those who helped make this Pool season a great success!



WHEN WILL MY GUTTERS BE CLEANED?

The Maintenance Committee and Board, working with our on-site staff, have developed a comprehensive list of Glen maintenance activities performed by contractors and the on-site staff. Highlights of that list are provided here for your information—

- Painting of buildings exteriors and associated wood repair is done every four years, four courts a year, normally in early summer or early fall.
- Where accessible from an external cleanout, sewer laterals that have not been replaced or relined (and a few that have) are snaked twice a year, in March and October, and root destroyer is then distributed to those units. In addition root destroyer is given to low units that are not accessible from an external cleanout. Over the next few years, the Board is planning to provide external cleanouts for all low units.
- Leaves are cleared from gutters and downspouts twice a year, in April and November, with notice provided ahead of time so that you may unlock your back gates for rear gutter cleaning. Gutters or downspouts that become stopped with leaves at other times are done on an as-needed basis.
- Apartment building hallways are cleaned and inspected once a week.



Community trash cans are inspected on a daily basis and emptied at least three times a week.

If you would like to get a copy of the full maintenance list, please send an e-mail request to **Bob Wilson**, Maintenance Committee Chair, at tunaan@verizon.net.

GLEN BOARD CANDIDATES



There will be a single opening on the Board of Directors this fall, for a 3-year term to the position now filled by **John Fuller**, Board Vice President. If you are a Co-Owner interested in running for this position at the November 14 Annual Meeting and wish to have your candidate profile included in the annual meeting package, please complete a one-page description of yourself, your views on the Glen, and the contributions you might make. Please send the one-page description to **Margaret Windus**, Treasurer, at bowindus@att.net or 3525B S. Stafford St. by October 1. She will be completing the 2008 budget and candidates package on October 5, immediately after the October 4 Board meeting.

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 replacement reserves, and a diverse community of people with varying views on everything from landscaping to dogs and cats. If elected, candidates should expect to make preparations for and attend monthly Board meetings and occasional special meetings, actively participate in several Board assignments, support Co-Owner committees or task groups 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.

PAINTING BEGUN IN COURTS 9, 10, 11, & 12....PARKING LOT REPAIR IN COURTS 1,8,10,14 & 15.... ROOF WORK IN COURTS 3 & 15

September brings a flurry of work to the Glen. Residents should have already received notice of the regularly scheduled outdoor painting to be done in Courts 9-12. Please let **Bob Patrician** know if you experience any problems with the new painting contractor. Dominion Paving will be sealing and striping Courts 1, 8, 10, 14 & 15 on September 12 and 13. Residents should move their vehicles from the parking lots by 8 AM. (Cars that are not moved will be towed to the nearest street parking at the owners expense.) Please contact **Beth Cousino** (Cardinal Management) at 565-5010 if you have any questions. Late in September roof work will start in Courts 3 and 15. Impacted residents will receive a notice before work begins. The contact for this work will be **Alison Trimble** at 931-7096.



REMINDER OF GLEN DELINQUENCY POLICY

Have you fallen behind on your monthly condo fees? The Board has noticed an increase in the number of units behind in payments by 60 days or more. Please read our delinquency policy found in the handbook documents you received when you purchased your unit which states:

“The Board may grant a waiver of any of the above provisions upon petition in writing by a co-owner alleging a personal hardship. Such relief granted to a co-owner shall be appropriately documented in the unit files with the name of the person or persons representing the Board granting the relief and the conditions of the relief.”



COMPUTER ASSISTANCE SOUGHT

Are you a stay-at-home mom or a retiree with some computer skills and a desire to help our now two-person staff learn more about using the Glen’s computer? We sure could use your help! What we have is a rather slow, rather old computer that functions fine for some basic operations, such as e-mail. What we need is someone to help Maria Castro learn how to send e-mails (she knows how to receive them). We also could use some assistance in setting up the new fax machine and letting us know what it needs to function best. A volunteer was helpful last year in putting new software on the computer, which now has Open Office for word processing, Firefox as a web browser, and Thunderbird for e-mail—all free packages. We also have Verizon DSL with a virus protection package. If you would like to contribute your computer and training expertise to the Glen a few hours each week between 7 am and 3 pm, please call **Alison Burns Trimble** at 703-931-7096. Thank you!



SEPTEMBER IS EMERGENCY PREPAREDNESS MONTH

And it's still hurricane season and the sixth anniversary of September 11, 2001. Good reasons to check on our own preparedness, individually and as a community.

You should know:

- AM 1700 is the emergency radio station for Arlington County. In the event of an emergency, you can hear Arlington specific information on that channel.
- There is a pilot outdoor warning system in place in the Courthouse and Crystal City areas of Arlington. In the event of an emergency, that system will give you simple verbal instructions on what to do.
- In the event of an emergency, if you are in the Glen, we are asking Court Reps to serve as conduits for any information and assistance we can provide.



If you put a red paper in your window, that would be taken as a sign that you need help.

You should have:

- A battery operated radio and batteries that work.
- Food and water for a few days (note: your hot water tank has lots of water in it you could use—it's just nicer/easier to use bottled water).
- A flashlight with batteries that work.

A plan to connect with family in the event of an emergency, e.g. a place family members agree to meet if you are scattered at the beginning; a family member or friend you will contact with your whereabouts so people can locate you if it becomes difficult to reach you here.

Want to do more?

Libby Garvey, a Glen resident, a member of the Arlington County School Board and an active participant in the County's efforts to promote emergency preparedness, will attend the September meeting of the Glen's Court Representative Group on September 18. The CRG will meet at the Fairlington Community Center's temporary offices at 4820 S. 31st St. in North Fairlington at 7:30 PM.



If you are interested in helping to get our community prepared for the worst, please consider coming to the CRG meeting. If you have questions, please contact **Maynard Dixon**, chair of the Court Representatives Group, maynard-dixon@verizon.net or 703-379-9786.