



The Glen Echo

Newsletter of Fairlington Glen

August 2019

Calling All Candidates

This year, the Fairlington Glen Board of Directors will have one seat up for election: a seat with a 3-year term that is currently being held by Glen President Charlie Robbins, who has told us that he is planning to run again. Anyone who wants to run for this slot on the Board is invited to step forward and answer the call to serve your community.

Board members serve three-year terms, and those terms are staggered so that in any given year one or two terms are completed. Candidates simply run for a spot on the Board, not for a specific role. Immediately after the Annual Meeting, the new Board will hold an organizational meeting to determine its officers for 2020.

Serving on the Glen Board is voluntary; however, it's rewarding to know that you're helping to make lasting, positive changes to our community. The only prerequisite for Board service is that its members must be co-owners. It does help to have some familiarity with Glen fiscal and policy matters. It also helps to have an open mind, a penchant for conflict resolution, a willingness to take responsibility for decisions, and the passion and energy necessary to get the job done. Service on the Board can be demanding, especially for the Board's major officers. Board members prepare for and attend a two-hour meeting each month. They usually spend, at a minimum, several hours a week on Glen matters, such as studying reports (from management, fellow Board members, and committee chairs) and answering emails (from management and members of the community). An effective Board member will become familiar with the Glen's By-Laws, its Handbook, and its physical plant.

If you are interested in serving your community as a Board member, please contact me or any other Board member. You will need to complete a one-page candidate profile and declare your intent to run no later than Tuesday, September 3, 2019. You'll also have an opportunity to briefly address the community at our annual Community Forum on Thursday, September 5, 2019. Volunteers are the lifeblood of any community, and now more than ever your community needs you!

Maynard H. Dixon / Board Treasurer

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. Please e-mail him at jasonyanilos@yahoo.com.

The *Glen Echo* is published online each month on the Glen's website, at <https://www.fairlingtonglen.com>. To be notified by e-mail when the latest edition is published, with a link to the newsletter, sign up for Glen Alerts via the Glen's website. Your e-mail address will be used only for official Glen business.

Latest News From The Board

The Fairlington Glen Board of Directors held their monthly meeting on Tuesday, July 9, 2019. Here are some of the notes from that meeting.

ENVIRONMENTAL UPDATE

Candace Lewis, the Glen's property manager with Cardinal Management Group, had no official update at this time on the chemical contamination issue resulting from the past release of dry cleaning solvents at and around the property located at 1712 Fern Street within Fairlington Centre and owned by TBR Associates.

The President communicated that preliminary documents from the Virginia Department of Environmental Quality (VDEQ) have been circulated to all parties involved for comment. The management agent plans to follow up with ECS Mid-Atlantic to see if the next set of ground water sampling from the monitoring wells was completed in June as planned.

APPROVED

The Board moved to approve the proposed 2020 budget that includes a 2.8% increase in monthly dues. The budget is to be voted on by co-owners at the Annual Meeting on Thursday, November 7.

The Board moved to approve the two-year (2019-20) AIA-format contract with James R. Walls Contracting Co., Inc. in the amount of \$89,691 (of which \$19,725 will be charged to reserves) for spot roof and gutter repairs. The contract includes work that was postponed from 2018.

LANDSCAPE COMMITTEE

Landscape Committee Chair Zack Parsons met with Kyle from Environmental Enhancements (EE) to formalize the Phase 4 plan to address the bare spots behind Court 8 on the King Street perimeter. Phase 4 will include a soil analysis and the plugging of some holes in the hedge line. The Phase 5 plan has been drafted to continue addressing landscape issues on the King Street perimeter, and those proposals will be shared in the coming months.

The next monthly Board meeting will be on Tuesday, August 13, 2019 at 6:30pm at the Fairlington Community Center, located at 3308 S. Stafford Street.

Glen Community Forum Scheduled

Please join us at the Glen pool on Thursday, September 5, 2019, at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2020 budget, included in this month's *Glen Echo*, and answer any questions regarding the budget. It's also a prime opportunity to hear from and talk with co-owners who are running for the Board in the fall.



Please note that the forum is for adults only, as the pool itself will be closed. If it rains that night, we'll move the meeting indoors into the nearby maintenance facility.

What Gives the Association the Right to Tell Me What to Do?

In a nutshell, the association declaration and Virginia state law gives the association the authority to regulate some of what you can do in our community.



Community associations, such as Fairlington Glen, have a government component. The Glen's governing documents are: (1) its Declaration (Master Deed) and (2) its Bylaws. The Declaration sets forth your proportional share of the common property, separates the common property from what you own, provides for the insurance of both owner and common property, and touches upon the relationship between the Glen and banks lending to owners. The Declaration is on file in the County land records, and a copy of it was included in your certificate of resale. (When our Declaration was originally drafted and filed, the document was called a "Master Deed.") The Bylaws cover the governance of the Glen, the duties that residents owe to each other, and the relationship between the Glen and its individual residents. With the assistance of legal counsel, the Bylaws were drafted to be consistent with the Declaration. Both the Declaration and the Bylaws are subject to state law. Both are posted on our website.

These governing documents obligate the association to preserve and protect the assets of the community. To enable the Board to meet this obligation, association governing documents also empower the Board to make rules and define the process for adopting and enforcing them, within limits. Governing documents also establish parameters for the nature and type of rules the Board can make.

Virginia law gives associations the authority to make rules. These are called common interest community statutes, and they apply to condominiums, cooperatives, and property owners associations.

Remember, however, that the Board cannot make or enforce any rules that is contrary to the governing documents, local ordinances, state law, or federal regulations. Remember also that the Board makes rules on your behalf - to protect your investment, your home.

Bubble-Style Window Well Covers NOT Allowed



An example of an approved

Because our area can get heavy rains, Glen co-owners and residents are well advised to check their window wells for adequate covering to keep out the downpours. The Glen Handbook (2015) does not allow bubble-style window well covers, but it does allow flat Plexiglas covers that are cut in a semicircle to match the opening of the window well. The Plexiglas cover is best propped up a bit by a board running under the cover's long edge to allow water to drain off the cover. The cover can rest on top of a grate.

This type of cover will, if properly maintained, provide adequate protection against rain. The great majority of co-owners in the Glen have installed such covers, but an occasional co-owner will attempt to install a bubble-style cover, sometimes over a Plexiglas one. So, please remove any bubble style covers from your window wells.

For a fee to cover costs, our onsite crew will install Plexiglas covers for you. Simply contact Nelson Ordoñez and María Castro at fairlingtonglenstaff@hotmail.com to make arrangements.

Roofs - Our Crowning Glory

The slate roofs of Fairlington Glen add considerable character and beauty to our neighborhood. They are a defining attribute of Fairlington and our largest infrastructure responsibility. Glen Boards over the years have focused on scheduling and financing the maintenance, repair, and replacement of our roofs, which were installed when the community was built in the early 1940's. Of the 56 original building roofs, 50 were slate and six were asbestos cement.



In 2017, roofers replace this Court 12 roof.

Different types of slate have very different expected service lives, with Fairlington Glen initially having a preponderance of the least durable Bangor slate, which is rated at 50 years. It often can be maintained well beyond that, which is lucky for us since a number of such roofs lasted more than 70 years. In 1993, at the 50-year mark, the Board adopted a long-term replacement plan based on a study conducted by the individual who later established Restoration Engineering, Inc. (REI), our engineering consulting firm. Replacement began in 1995.

Because exposure to sun and to freezing and thawing cycles has considerable impact on the deterioration rates of Bangor slate, the roof tiles with southern and eastern exposure were in significantly worse repair, with considerable delamination (separation into constituent layers) and crumbling. Facing limited budgets, the Board placed its initial focus on replacing half-roofs with southern and eastern exposures. Later, as our savings for infrastructure increased, we began to replace whole roofs.

In 2018, the Glen completed the replacement of its original Bangor slate roofs and asbestos cement roofs with longer-lasting Vermont slate roofs. A Glen roof is now either: (1) an original (1940's) Vermont slate roof; (2) a newer Vermont slate roof that replaced a Bangor slate roof or asbestos cement roof after the community's 1970's renovation/condo conversion; and (3) one of the few roofs that were originally installed with Buckingham slate, which is so hard that roofs with this slate may last well into the next century.

We need to ensure that all of the Glen's Vermont slate roofs last for the full 100 years from installation estimated by our reserve study. To do this, the Glen commenced a program of preventative maintenance in 2016. Before 2016, there was no program of regular inspection of roofs for preventive maintenance. Roof repairs were made when they were brought to our attention by co-owners, court representatives, or perhaps an alert management agent. Now, spot roof, gutter, and carpentry work is brought into the same four-year cycle as the painting cycle, and needed work is systematically identified. The current round of roof and gutter inspection began in 2016 and will be completed in 2021. The cost of this initial round has been larger than expected due to the need for catch-up work and bid prices that have been escalating due to the hot Washington-area economy, but costs can be expected to decline after catch-up work is complete.

EDITOR'S NOTE: *In 2014, former Board member and former Glen Archivist Margaret Windus penned a series of articles for the Glen Echo on infrastructure in our community. Starting in May 2019, her seven-part series began to re-run, with updates of course. This monthly series will prove to be informative both for long-time and new co-owners and residents. Enjoy!*

Pool Season Is Winding Down

POOL HOURS - During August, the pool is open daily from 10:00am to 8:00pm with additional hours on Tuesday and Friday mornings for lap swimming. See below.

In addition, the pool will remain open for weekends in September until September 15 as follows:



- September 1 & 2 / 10am-8pm
- September 6 / 3-8pm
- September 7 & 8 / 10am-8pm
- September 13 / 3-8pm
- September 14 & 15 / 10am-8pm

Please remember that our pool rules are posted on the Glen's website at www.fairlingtonglen.com.

POOL PARTY & DOG SWIM - Check out next month's issue of the Glen Echo for details, but go ahead and mark your calendar now for the party on September 14 (weather permitting) and the dog swim on our final day of September 15.

LAP SWIM HOURS - A Fairlington Glen tradition continues on Tuesday and Friday mornings this month. The pool will be reserved for lap swimmers only during the hours from 8:00 to 10:00am. This is always a favorite of those who like to do some early-morning lap lane swimming either before work or before getting the day started. The pool is only open for lap swimmers during these two hours. Otherwise, the pool opens at 10:0am.

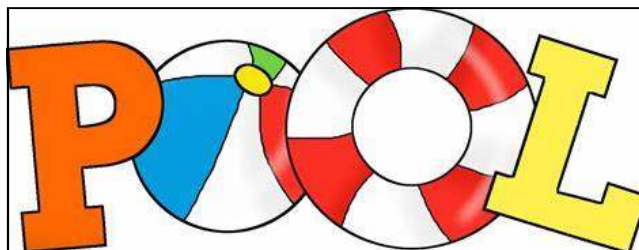
IDENTIFICATION - You **MUST** bring your unit's recreation pass to the pool each time you wish to use the pool. All residents must sign in on the daily log with their name, address, time of entry, number of residents, and number of guests. Each unit was provided with two 2019 recreation passes in May. The first replacement pass is \$10. Each additional replacement pass is \$20. If you have any questions, please email the pool committee at glenpoolpass@gmail.com.

BEER/WINE NIGHTS - Beer & wine social nights continue this month! Meet at the picnic table by the entrance of the pool at 7:00pm. Bring your own drinks and a snack to share. The remaining summer schedule, along with each night's theme, is below:

August 1 - Rosé

August 15 - Red wine

August 29 - People's choice of beverage



Please remember, the Glen pool is for Glen residents and their guests ONLY!

Fairlington Glen 2019 Pool Hours

May 25 - June 14

Noon-8:00pm / Monday-Friday

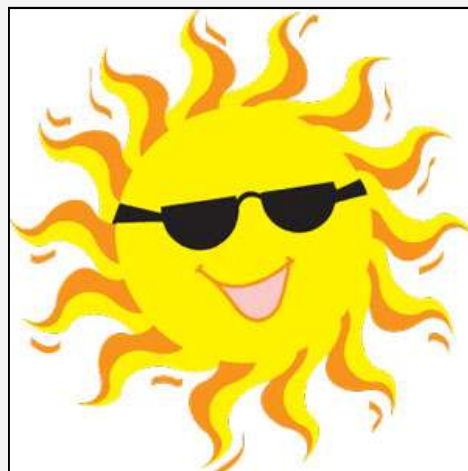
10:00am-8:00pm / Saturday, Sunday, & holidays

June 15 - July 27

10:00am-8:00pm / Monday-Thursday

10:00am-9:00pm / Friday & Saturday

10:00am-8:00pm / Sunday & holidays



July 28 - September 2

10:00am-8:00pm daily

September 3-15

CLOSED: 9/3, 9/4, 9/5, 9/9, 9/10, 9/11, & 9/12

3:00-8:00pm / Friday

10:00am-8:00pm / Saturday & Sunday

POOL OPENS AT 8:00am ON TUESDAYS & FRIDAYS FROM JULY 9 TO AUGUST 30 FOR LAP SWIMMERS



Exterior Painting Begins



On April 9, 2019, the Board voted to approve a contract with Williams Professional Painting in the amount of \$93,823.94 for exterior painting of the buildings in Courts 9-12. Now that the preparation work, including the trimming of trees and shrubs encroaching onto the building sides and roofs, has been completed, the painting crews have started to work.

The exteriors of our buildings in the Glen are painted on a four-year cycle which includes four courts per year. In case you're curious as to when your court is next scheduled for painting, here's a look:

Courts 9-12 / 2019

Courts 13-16 / 2020

Courts 1-4 / 2021

Courts 5-8 / 2022

B Building Committee Presents Ideas

On July 9, 2019, the B Building Hallway Redecoration Committee presented bids and ideas to the Board at the monthly Board meeting. Committee Chair Jay Yianilos detailed the committee's choices for new paint, carpeting, tile flooring, and lighting for the common area hallways of the Glen's 23 B Buildings.

At the Board's suggestion, the committee then hosted an information night on July 17 at the entrance to the pool. At that time, interested co-owners and residents stopped by to check out the paint and flooring samples.

The next step is for the Board to vote on the contracts and then work will be scheduled.

What We Get For Our Dues

When residents take time to consider what they get in return for their monthly assessments, they usually think first of highly-visible services such as landscaping, 6-day/week trash collection, and providing information to assist in re-financing and insurance applications.

But most of the Glen's revenue is spent for things that are under the radar. Examples include the water bill, insurance on the Glen's structures (including residences), accounting & tax preparation services, and maintenance of the Glen's common physical plant. Maintenance of the physical plant is especially important because our commonly maintained physical plant is extensive, including all of the painting of exteriors, the sewer laterals & pipes under the floor, and the wood trim.

To avoid borrowing or special assessments to fund replacements, the Glen must maintain adequate reserves to provide for replacements when assets reach the end of their useful lives. Fortunately, by adequately planning the replacement of physical assets on a batch basis, the Glen can benefit from costing and market power economies, which means we can get the work done far less expensively than residents could do it themselves.

Help Prevent Crimes of Opportunity

Burglaries and thefts are often crimes of opportunity with thieves taking advantage of unsecured doors and windows to steal unattended items or items left in plain view. That's why the Arlington County Police Department (ACPD) is joining law enforcement agencies across the country in a public safety campaign aimed at promoting crime prevention strategies to reduce and prevent thefts from vehicles and homes. The campaign, known as the 9 P.M. Routine, encourages residents to conduct security checks in their homes and vehicles each evening to ensure their property is secure.



PARTICIPATE IN THE 9 P.M. ROUTINE - Set a reminder and at 9pm each evening ensure that the following tasks have been completed:

- Vehicles, residences, windows, gates, and sheds have been locked.
- Exterior lights, security cameras, and alarm systems have been activated.
- Valuables from vehicles (including keys), yards, and patios have been brought inside.

By participating in the 9 P.M. Routine, residents can help reduce the opportunity for residential burglaries and thefts.

REPORT SUSPICIOUS ACTIVITY TO POLICE FOR INVESTIGATION - Arlington County Police officers proactively patrol Arlington's neighborhoods to identify and prevent criminal activity. The department's efforts are enhanced by the active involvement of residents. When residents call to report suspicious activity, they aid not only the police, but also help to make their neighborhoods a safer place to live and work.

Suspicious activity is an occurrence that is out of place in your neighborhood. Factors such as race, ethnicity, national origin, or religious affiliation alone are not suspicious. The public should report only suspicious behavior and situations rather than beliefs, thoughts, ideas, or expressions.

Residents observing suspicious activity should contact the ACPD Emergency Communications Center at 703-558-2222 (non-emergency) or 9-1-1 in an emergency. Provide as many of the following details as possible:

- What happened? Where and when did it occur? Is anyone injured?
- Description of vehicle(s). License plate number(s). Time and direction of travel of suspect(s).
- Description of suspect(s), including clothing.

And always file a police report of criminal activity for investigation and tracking purposes. This includes incidents of larceny, theft, or theft from vehicles. Residents reporting a burglary should not enter the home, but instead contact police immediately.

Arlington County Fair Returns



The 43rd Annual Arlington County Fair is coming this month. Get ready for the fun and games from August 14 to 18 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street South. Admission is FREE!

Enjoy tasty food, thrilling midway rides & games, and live entertainment. Plus, new for 2019 will be the Butterfly Encounter and Goat Yoga.

Fair visitors are encouraged to go car-free to the fair as public parking at the fairgrounds is prohibited and parking on nearby streets is restricted to neighborhood residents with temporary permits. However, there will be shuttle bus service from the Virginia Square & Pentagon City Metro stations AND from the I-66 parking garage and the Arlington Career Center lot. Roundtrip shuttle bus service costs \$2 per person, but children 12 and under AND seniors 65 and over are FREE!

For more information, visit www.arlingtoncountyfair.us.

FAIR HOURS:

Wednesday & Thursday, August 14 & 15: 5:00 to 10:00pm

Friday, August 16: 2:00 to 11:00pm

Saturday, August 17: 10:00am to 11:00pm

Sunday, August 18: 11:00am to 10:00pm

6th Annual Kennan Garvey Memorial Ride

The 6th Annual Kennan Garvey Memorial Ride is set for Saturday, August 10 beginning at 7:00am to benefit Phoenix Bikes. The ride, in honor of Glen resident and County Board member Libby Garvey's late husband Kennan, who was an avid cyclist, is open to all ages and experience levels.



The course extends out and back along the entire length of the Washington & Old Dominion Trail, with shorter choices at 15-mile, 40-mile, 60-mile, or 90-mile options.

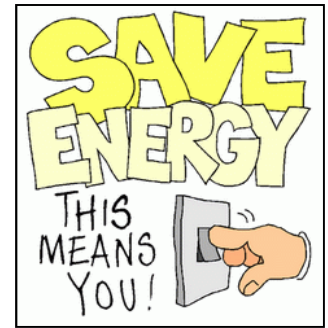
The entry fee is just \$25, with a minimum fundraising level of \$200 for adults 18 and over and \$100 for youth 17 and under. And if you're not a biker, then consider sponsoring a rider or donating to the ride.

To register as a rider, go to www.bikereg.com/kgmr19.

To sponsor a rider/donate to the ride, go to www.pledgereg.com/kgmr19.

Ways to Reduce Power Demands

Summer's high heat and humidity can put a strong demand on the regional power system. As a result, anything we can do to reduce electric consumption helps us and everyone in the region to avoid power interruptions. Here's what you can do:



AT HOME

- Postpone using major electric appliances such as stoves, dishwashers, and clothes washers & dryers until the cooler evening hours.
- Turn off non-essential electric appliances and equipment.
- Use a power strip for non-essential items and turn it off when they are not in use.
- Use window blinds or shades to direct or block sunlight.
- Adjust your thermostat up at least two degrees. And when you leave for work or go out of town, turn your thermostat up at least five degrees. With a programmable thermostat you can program it to automatically adjust to your schedule.

IN THE OFFICE

- Turn off lights wherever possible, including corridors and unused meeting rooms, and overhead lights if practical. In addition to the power used, lights produce heat which adds to the air conditioning burden.
- Actively turn off computers and monitors not in use. The sleep mode is good, but off is better.
- Use window blinds or shades to block direct sunlight.
- Turn off radios, coffee pots, and personal fans when not in use.
- Portable space heaters should not be used for local temperature control. If your office is too cold, call the building's facilities maintenance crew. A space heater can cause a thermostat to think the space is too warm, which can send even more cooling to the area.

County Vehicle Stickers Can Now Be Removed

On September 25, 2018, the Arlington County Board voted unanimously to eliminate the requirement to display a vehicle decal on front windshields. Instead, license plate reading technology will be used to enforce vehicle registration and payment of vehicle personal property taxes.

As of July 1, 2019, those brightly-colored decals are no longer needed to be displayed.

Meet Our 2019 Lifeguards

Q's & A's

Maybe you've seen their faces, but do you know their stories? Get to know four of our 2019 lifeguards who are working at the Glen pool this summer as Atlantic Pool Service employees - two visiting from overseas and two from nearby.

Adam - 21 years old - Czech Republic



- 1. Are you a student? If so, what are you studying and where do you attend school?** "Yes, I'm studying telecommunication technology in Olomouc." (Note: Olomouc is a city in Moravia in the eastern side of the Czech Republic.)
- 2. Is this your first time in the United States?** "Yes, this is my first time in the USA. I wanted to try the experience of living and working abroad, and this program gave me that chance. I like the USA."
- 3. What American cities do you think you'd like to visit while you're here?** "I want to see New York, the big city that is famous all over the world. I will be going there after the pool season. I am also going on a west coast trip to Las Vegas, Los Angeles, and San Francisco."
- 4. Have you been visiting the sites around the Washington DC area?** "Of course! I have visited everything in DC plus many places throughout Arlington and Old Town Alexandria."
- 5. Do you enjoy working in Fairlington Glen? Do you like lifeguarding?** "Sure. I think this is the best pool because we have so many kind people here who we can talk to about everything. And if we need something, we can call them and they will help us, if possible. In my opinion, this is the best life experience that I've ever had."

Izzy - 16 years old - Arlington, VA

- 1. Are you a student? If so, what are you studying and where do you attend school?** "I'm in high school, and I go to Wakefield."
- 2. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I enjoy working here. All of the members are super nice, and it's a great community overall." (Note: this is Izzy's second summer working at the Glen pool. She was part of our 2018 lifeguard team.)
- 3. Do you enjoy working as a lifeguard? And if you've been teaching swimming lessons this summer, how has that experience been with the kids?** "I do enjoy working as a lifeguard. I teach swim lessons, and it's a great experience for me. And it's so fun to do."
- 4. When you're not working or going to school, what do you do for fun?** "I play soccer in and outside of school, and it's one of my favorite things to do. I also enjoy hanging out with family and friends."



(continued on page 12)

Meet Our 2019 Lifeguards

Q's & A's

Kristyna - 22 years old - Czech Republic

1. Are you a student? If so, what are you studying and where do you attend school? “Yes. I’m studying international development in Brno, Czech Republic, in Mendel University.”

2. Is this your first time in the United States. How do you like the USA? “No, it’s my second time. It’s a very exciting country with many different cultures and beautiful places to visit. I love to meet local people because everyone has an interesting story to share and I can learn more about this country and the history, even if it’s not as old as European history.”

3. What American cities do you think you’ll visit while you’re here? “I visited many cities last year, such as New York, Miami, Las Vegas, Orlando, San Antonio, Los Angeles, Key West, and others. So this year I am planning to only visit Chicago and some cities near DC. Plus, I will travel more in Canada, Mexico, and Colombia.”

4. How do you like working in Fairlington Glen? What’s your opinion of our community and its people? “Fairlington Glen is a nice, quiet pool with many nice people. I like to get to know people from this community closer, which has happened with some of them, and I’m really happy for that.”

5. Do you enjoy working as a lifeguard? And if you’ve been teaching swimming lessons this summer, how has that experience been with the kids? “Working as a lifeguard isn’t the best job I could imagine, but it’s a nice job during summer because I’m outside all day. I’ve been teaching swimming lessons, and I see it as a new experience and opportunity to work with kids.”

6. When you are not working or going to school, what do you do for fun? “I’m currently volunteering in a students club in my university where we work with international students. So at the same time I’m always trying to learn more languages. I love to dance and visit music clubs. I’m also a scout so sometimes I go hiking.”



Sarah - 16 years old - Arlington, VA

1. Are you a student? Where do you attend school? “Yes, I’m a student at Wakefield High School.”

2. How do you like working in Fairlington Glen? What’s your opinion of our community and its people? “I like it a lot! Everyone has been really welcoming and nice.”

3. Do you enjoy working as a lifeguard? And if you’ve been teaching swimming lessons this summer, how has that experience been with the kids? “Yes. I don’t give swim lessons, but it sounds like fun.”

4. When you’re not working, what do you do for fun? “I like hanging out with my friends.”

Budget and Fees Proposed for 2020

Maynard H. Dixon, Jr., Treasurer

At its meeting on July 9, 2019, the Board approved the draft 2020 budget and fee schedule below for submission to Glen co-owners this autumn before the Thursday, November 7, 2020 annual meeting. The recommended budget would be based on a monthly fee increase of 2.8%, in comparison to the 2.8% increase approved for 2019, the 2.9% increase approved for 2018, and the 2.6% approved for 2017.

Any Glen co-owner seeking a detailed, line-by-line explanation of the recommended budget should contact me, at MaynardDixon@verizon.net. The most recent audit report should soon be available on our new web-site at <https://www.fairlingtonglen.com>. A summary of the audit and my comments on it were published in the June 2019 newsletter and should also soon be available on our website.

Difficult Choices/Manageable Problems

For 2020, the Glen is faced with some difficult choices, but our problems are manageable and temporary. The two biggest problems are: (1) increasing maintenance needs for roofs, gutters and carpentry, and the associated professional fees for managing the projects that meet these needs; and (2) the legal costs associated with our environmental litigation. As explained below, our maintenance costs will eventually level off, and our environmental litigation costs should cease and be refunded by the end of 2020.

Rather than propose a larger dues increase where owners would absorb all of the effects of these temporary problems in a single year, the Board is proposing a budget that will limit our dues increase to 2.8% but still meet essential maintenance needs. Here is how we can do it:

1. First, hold scheduled contributions to replacement reserves (excludes replacement reserve interest) to last year's level. By doing this, [the Glen would be forgoing its usual annual increase in scheduled reserve contributions to allow for annual inflationary increases in replacement costs.](#)

2. Second, reduce total landscape spending by \$3,000. Landscape spending is a popular item, and we have been spending heavily on it in recent years; but a pause in 2020 would not significantly affect our long-term goals.

Without these two limitations, the dues increase would be 3.8%.

Even though scheduled reserve contributions would be held at the 2018 level of \$631,955, the proposed total level of replacement reserve contributions (interest included) of \$667,184 would, as explained below, still move us closer to fully funding our reserves. We are in good shape.

Highlights

The highlights of the budget are discussed below. In this difficult year, I explained certain spending in more detail than usual in order to make it clear that the figures are factually based and not result oriented.

Figures were left unrounded to the nearest \$100 when they were based on calculations, such as a trend line or an average of prior years.

- **Interest Income.** In budgeting this source of income, conservatism is advised because it is volatile and political pressures are likely to continue to keep interest rates low. The projection of \$44,594 is what Morgan Stanley projects will be earned on our reserves for one year from April 30, 2019 under the reserve level and the investment mix in effect at that time. This projection is conservative because it presumes that, in 2020: (1) investable funds will not increase from their May 2019 level; and (2) the Federal Reserve Board will not be further increasing interest rates to ward-off inflation.

As in 2018 and 2019, the 2020 budget presumes that the interest earned on our reserves, minus the taxes that we estimate would be paid on the interest, would be invested back into our reserves. Taxes would be excluded so the operating portion of the budget would not subsidize the reserve portion of the budget.

- **Landscape.** Discretionary landscape expenditures, Account 61557 Landscaping Non-Contract, would be reduced by \$4,000, from \$41,000 to \$37,000. This would still allow work on neglected perimeter areas and the pruning and removal of large common area trees that are encroaching on buildings, but projects closer to residences would have to be reduced.

There would be an offsetting increase, from \$2,000 to \$3,000 in funds appropriated for Account 61188 Tree Service. That account is for landscape expenses that are related to maintenance and reserve projects, such as brush removal to allow room for painting and roof replacement. The additional \$1,000 is intended to cover landscape repair due to likely replacement of pole lamps and their underground cables. We are learning that such damage is better repaired by our own trusted landscapers, rather than by contractors who work the repair cost into their bids and leave us to complain about landscape repair work done by an unknown subcontractor. If the landscape repair exceeds a normally expected level, such as by accidental tree damage, we can usually negotiate some recovery from the contractor.

The budget for Account 61570 Landscape Replacement would be held at last year's \$3,500. That account was created to allow for random and usually uninsured events, such as storm damage and contractor damage. If such expenses substantially exceed budget, we can draw upon our contingency fund.

- **Management.** Management fees are determined under our contract with Cardinal Management Group. In December 2014, we negotiated a new agreement providing for an initial base fee for 2015 (\$74,016) that would be adjusted thereafter according to changes in the Consumer Price Index for urban workers (CPI-W) for the metropolitan Washington, D.C., area. Under this formula, our 2019 management fee was set at \$77,554.55. It is likely that our agreement will be renewed in 2020 based on the same CPI-W annual adjustment. A CPI-W increase of 2% during 2020 is a reasonable assumption. Thus, our projection for 2020 is [$\$77,554.55$ (2019 Actual)] [1.02] = \$79,106.

- **Management Schedule B.** In 2019, we created a separate account for Cardinal's Management Schedule B fees, which were previously hidden-away in Account 51550 Misc. Administrative. Cardinal's Contract Schedule B fees are charged for per-occurrence items, such as copying and preparation of re-sale packages. They have not been fixed under recent contracts, so they are free to vary yearly. Some of them are based on actual per-transaction costs that are beyond Cardinal's control. Others are based on hourly rates charged by Cardinal. Cardinal has reserved the right to change them at will.

This year, I tried budgeting Contract Schedule B charges using a trend line. To obtain trend line levels before 2018, I had to break-out the charges from Account 51550 and total them. The 2020 budget based on the trend line equation would be \$9,435.

- **Insurance**. The Account 71050 Insurance budget of \$79,279 includes an additional \$1,061 for theft and computer fraud protection that was purchased to obtain FHA re-certification in 2019 but had not been included in the budget for that year when it was approved in November 2018.

- **Painting**. Exterior painting would be budgeted at \$90,270 (85 units), an increase from the \$88,580 budgeted in 2019 (91 units) and the \$78,760 that was actually spent in 2018 (73 units). The quality of the painters has not changed since 2016, when we began to use higher quality ones; so the most likely explanation of these differences in cost is a combination of (1) changes in the number of units to be painted and (2) recent hefty increases in bid prices due to frantic construction activity in this area.

- **Carpentry**. Our carpentry budget includes: (1) court cycled work that is identified by the painters and then contracted out; and (2) spot work that arises out of unexpected damage reported by residents. For 2020, we propose a budget of \$30,406, an increase from the \$23,201 budgeted for 2019 and a decrease from the \$34,956 that was spent in 2018. To project our 2020 needs, we began with an estimate for the cycled work, based on: (1) the number of units involved in the cycle (the 85 units in Courts 13-16); (2) the average cost/court-unit of cycled work under the last 3 cycled work contracts; and (3) an estimated construction cost inflation of 4.5%/year between 2019 and 2020. We then added a rough estimate of unplanned spot work equal to the average amount spent on spot repair work from 2016-2018.

We expected carpentry expenses to grow as the community aged, but it has been growing faster than anticipated because: (1) we have been doing unanticipated catch-up carpentry work and (2) we are now trying to spot needed work before damage results. Our need for catch-up carpentry work is in large part due to our past use of (a) painting contractors whose inadequate surface preparation added to wood rot and (b) carpenters (sometimes subcontractors of the painters) who turned to lower quality wood when hard wood became expensive in prior decades.

Carpentry and painting can be expected to trend downward as the 4-year catch-up cycle that began in 2016 ends and we gradually replace wood with PVC, which never rots or requires painting. Before 2016, there was no systematic, proactive roof, gutter, and carpentry maintenance program. Repairs were made when they were brought to our attention by owners or court representatives. Now, spot roof, gutter, and carpentry work is brought into the same 4-year cycle as the painting cycle, and needed work is systematically identified.

- **Roof Repairs**. Roof repairs include proactive, court-cycled work that is identified by our engineering consultant and spot work arising out of unexpected damage reported by residents.

For 2020, we propose a budget of \$31,514, in comparison to the \$31,073 budgeted for 2019 and the \$4,924 spent in 2018.

Don't be fooled by the low amount spent in 2018. It was all unplanned spot work. The cycled repair work was delayed due to the late signing of the contract and harsh autumn-winter weather. The bill for the delayed 2018 cycled work will have to be paid in 2019. Our older Vermont slate roofs are going to need preventive maintenance if they are going to last the 100 years predicted in our reserve study.

To estimate roof repair needs for 2020, we first estimated the cost of the cycled work on the 85 units involved in the 2020 cycle, based on my assumptions that: (1) the work needed on an average roof covered by the 2020 cycle will be similar to the work needed in recent years; and (2) the total cost of the cycled work will depend on the number of units involved in the cycle (85 units in 2020) and expected construction inflation of 4.5%/year. We then added an estimate of the cost of unplanned spot repair for the remaining 267 units in the Glen, based on my assumption that the unplanned spot work will accrue to the uncycled remaining 267 units in 2020 at the same average per-unit cost that it accrued to the uncycled remaining units in 2017-2018.

Even though our roof and gutter maintenance needs are increasing faster than anticipated, we will still be able to adhere fairly closely to our combined roof maintenance budgets for 2019 and 2020 in light of a favorable 2-year contract that we signed with Walls Roofing at the July 2019 Board meeting.

- **Damage Claims**. Account 61370 Damage Claims would be budgeted at \$28,848, in comparison to \$7,163 in 2019 and the \$44,211 spent in 2018. As discussed in my comments on the Audit of 2018, the \$44,211 spent in 2018 included \$25,211 for attorney fees that will most certainly be reimbursed when our environmental litigation settles. The \$28,848 recommended for 2020 includes an additional \$20,000 recommended for set-aside by environmental counsel. Without that \$20,000 set-aside, our budget for damage claims would be only \$8,848.

- **Health Insurance**. Account 71070 Employee health insurance cost is budgeted at \$27,617, in comparison to the \$29,150 budgeted in 2019 and the \$26,982 spent in 2018.

After our employees became unable to piggyback on Cardinal Management's plan in 2014, we have been providing them with small group coverage from CareFirst Blue Cross. This type of coverage has experienced higher than average rate increases after enactment of the Affordable Care Act in 2009. Fortunately, however, the fact that our premium *decreased* by 2.6% in 2019, in comparison to the 4.0% increase in 2018 and the huge 23.6% increase in 2017, indicates that the worst of the premium increases after the Affordable Care Act is behind us. Also, the expansion of Medicaid in Virginia can be expected to help the insured by limiting the charges that hospitals impose on insured customers to recover the cost of treating indigents.

We could experience another decrease in 2020; but it would probably be small, and we should not depend on it to balance our budget. We should conservatively assume that our health insurance cost in 2020 will resume an upward trend, if only due to general inflation in the economy. A conservative estimate of such an upward trend would be the 2.82% increase in the BLS Producer Price Index for Direct Health and Medical Insurance Carriers (see above) from 2013-2018. Thus, the estimate for 2020 is [$\$26,864.88$ (2019 Actual)] [1.028] = \$ 27,617.

Reserve Contributions

● **Contingency Reserve.** Our contingency reserve is a part of what our accountant calls our "excess operating funds" (EOF) (contingency + unappropriated members equity). We try to equalize our contingency reserve with the funds in our contingency bank account and to equalize our unappropriated members equity with the funds in our checking operating account.

The auditor recommends that we maintain EOF of from 10-20% of our annual assessments. Our goal should be the upper range of 20%, which would provide a sound buffer against uninsurable disasters, dues revenue drops due to adverse governmental employment developments, and hidden property defects.

For our budgeted 2019 assessment income, the required EOF buffer of 20% would be \$330,428. At the end of 2018, we fell short of this goal, with an EOF = \$239,023. With the planned 2019 addition to contingency, and assuming no change in unappropriated members equity, we would still fall short at \$247,423.

Our goal should be to move toward reaching the 20% EOF goal, but it would be burdensome to try to do this all in one year. If our budget did not have to provide a recommended cushion of \$20,000 for legal fees in our environmental litigation, I would propose increasing our 2020 addition to contingency reserve to \$10,800 to offset 2018's decline in EOF and to move us closer to the ideal level of EOF. To limit the dues increase to 2.8%, however, I am proposing to keep the budgeted addition at the 2019 level of \$8,400.

Despite this lesser budgeted addition of only \$8,400, my assessment is that there will be a significant increase in our actual contingency reserve by the end of 2020. In 2019 or 2020, the Glen is likely to recover legal fees paid to counsel in our litigation over the ground water pollution issue arising from the shopping center across from Quaker Lane. The recovery from 2018 alone will be over \$25,000. The Glen will also recover any unbudgeted sums spent in 2019 and the \$20,000 that is budgeted for this litigation in 2020 under Account 61370 Damage Claims. There will be offsetting expenses in 2019 or 2020 as we incur additional roofing expenses that were postponed from earlier years, but the litigation recovery should overcome the added maintenance expenses and allow a significant actual increase in our contingency reserve.

● **Replacement Reserve.** For the reasons discussed above, the proposed 2020 budget would hold the scheduled replacement reserve contribution (\$631,955) to its 2019 level. The total contribution to reserves, including a conservatively estimated interest on existing reserves, would increase from \$\$665,451 to \$667,184, with the final figure depending on how much interest is earned.

Replacement Reserve Funding Needs

The Glen's replacement reserve funding is based on an exceptionally well-designed reserve study. Reserve studies estimate the depreciation that will accrue annually during the years included in the studies, based on estimates of: (1) the remaining useful-lives-to-replacement of the assets being studied (roofs, sewer pipes, etc.); and (2) the future costs of replacing the assets. Remaining useful lives estimated in reserve studies

can be updated based on: (1) updated observation of wear and tear; (2) community preferences concerning how long it will tolerate foregoing replacement of assets that are still functioning but looking dilapidated; and (3) timing and project-bunching that will attract the lowest bids.

It is better to err on the upside of reserve funding than the downside. Estimation of useful lives and replacement values of assets like sewer pipes and slate roofs has some art mixed in with the science. While I believe that our 2018 reserve study is the best in the area, there may be understatement in some key areas: (1) it presumes that our Vermont slate roofs will last a full 100 years, rather than the 75 years estimated by the Arbor and the 60-80 years estimated by the Mews; and (2) it is difficult to estimate the huge costs that would be incurred if sewer pipes under buildings had to be replaced without less expensive re-lining or bursting. On the other hand, if we find that we have overestimated replacement needs, the funds will still be available for return to owners or the financing of upgrades.

Full funding of reserves (reserves = accrued depreciation) would greatly benefit the Glen. Full funding would ensure that transient earlier owners do not use-up the Glen's assets and leave their replacement cost to be borne by later owners, who would be faced with the unexpectedly large dues increases, special assessments or borrowing that would be necessary to preserve the quality of life in the Glen in its latter years. Full funding can be a selling point for home buyers. It can act as an insurance policy in the event of natural or man-made disaster. Fully funded reserves also (1) increase our ability to invest funds that may not be needed short-term in less liquid investments offering greater returns and (2) allow the Glen to contract for the batch replacement of assets at a lower unit cost.

The Glen needs to erase the reserve funding deficits of earlier decades and move toward full funding. In the Glen's early decades, fee increases lagged inflation, as less attention was paid to reserves than other matters. Also, the Glen started-out in the 1970's with no reserves donated by the re-developer, roofs that were in worse shape than those in other Fairlington associations, and larger trees that more rapidly degrade sewer laterals. In recent years, the Glen has been playing catch-up, increasing reserve contributions to reduce deferred maintenance and raising the funds with fee increases rather than by special assessments or borrowing. The other Fairlington associations are experiencing similar problems; at least one other association has levied a special assessment (totaling \$304,600 in their Fiscal Year 2011).

The Glen has been making progress toward fully funding its reserves. At the end of 2018, our audited replacement reserve was \$2,717,615. This was sufficient to fund only about 37.5% of the depreciation that our 2013 reserve study estimated would accrue at the end of 2018 [32% of the larger accrued depreciation found by our 2018 study], but this is up from the 35% at the end of 2017, the 33% at the end of 2016, and the 28% at the end of 2015. While the Glen is making progress toward fully funding its reserves, it has a way to go yet.

We will move closer to full funding of reserves every year that our gross contribution to reserves during that year exceeds the asset depreciation that takes place during that year. The greater the excess, the faster we will overcome past deficits and attain full funding. Often overlooked is that depreciation accrues each year, noticed or not, and the amount of depreciation accruing in any given year may or may not equal what is actually spent for replacement in that year.

Fortunately, the Glen should be able to move gradually toward full funding of reserves without serious annual backsliding. In the absence of financial catastrophe for its residents, the Glen should be able to continue to make reserve contributions of between \$550,000 - \$650,000/year in real terms for the foreseeable future. Contributions of this size should exceed (1) annual depreciation and (2) usually even the larger sums that are actually spent on replacements. According to our 2018 reserve study, the Glen can attain 88.6% funding of its reserves in 20 years from 2018 (the time span of the projection) by maintaining a schedule of annual reserve contributions that exceed annual depreciation. If this seems like a long time, please be aware that the underfunding of reserves was taking place over an even longer time and that other area associations are experiencing the same, and sometimes far worse, problem with underfunded reserves.

The 2020 budget provides for a contribution (including interest) to replacement reserves of \$667,184, in comparison to the \$665,451 that was budgeted in 2019, an increase in contributions of only about .26%. Thus, the Glen would be forgoing its usual 2.8% annual increase in scheduled reserve contributions to allow for inflation in replacement costs. Because of this lesser increase in contributions to replacement reserves, our movement toward fully funded reserves would slow during 2020; but we would still be moving in the right direction -- because the \$667,184 contribution would still substantially exceed the depreciation of \$328,359 that our Glen 2018 Reserve Funding Projection (to be posted to our website) estimates will accrue in 2020.

Reserve Study Estimates vs. Actual Reserve Expenditures

Reserve studies provide an estimate of what we should add to reserves yearly to be able to replace our assets as they wear out. Over the term covered by a reserve study, underestimates of the replacement costs and useful lives of some assets are likely to be offset by overestimates in others.

But reserve studies are not designed to provide the last word as to when funds will be spent and work will be done. They are not a substitute for the detailed observation of the physical condition of assets and their rate of wear and tear. Nor can they predict changing preferences as to when assets should be replaced simply because they look dilapidated. Thus, the actual expenditures planned for any given year may not mirror the expenditures predicted in our latest reserve study.

Any Glen co-owner seeking a more detailed explanation of the Glen’s planned reserve expenditures may contact the Glen’s Treasurer, Maynard Dixon, at MaynardDixon@verizon.net

PROPOSED 2020 BUDGET

MANAGEMENT	ACCOUNT	2018	2019	2020
ACCOUNT	NAME	Balance After Audit	Budget	Budget
	INCOME			
30100	Assessment Income	1,606,115.00	1,652,140	1,698,527

30270	Interest	42,766.59	42,400	44,954
30290	Bad Debt Recovery	0.00	2,000	1,482
30171	Late Fees	1,825.00	1,300	1,666
30190	Pool Income	275.00	375	325
30260	Misc. Income	40.00	80	80
	Total Income	1,651,021.59	1,698,295	1,746,674
	ADMINISTRATIVE and MISCELLANEOUS			
51020	Postage	331.82	196	311
51030	Office Expense	2,650.67	1,180	1,780
51031	Copying/Printing	2,563.02	1,712	2,072
51050	Training & Education	60.00	100	31
51250	Entertainment & Social	0.00	256	60
51500	Misc. Expense	1,225.12	2,647	1,945
51550	Misc. Administrative	12,082.93	3,958	4,814
51110	Auditing, Taxes, and Ac- counting	6,950.00	7,050	7,150
51090	Legal Fees	18,360.04	17,000	17,500
51092	Legal Fee Reimbursement	(1,081.00)	(4,760)	(2,625)
51120	Management Fee	76,559.28	78,090	79,106
51125	Management Schedule B		11,299	9,435
51106	Professional Fees	34,554.75	28,800	34,881
51000	Telephone & Related	3,545.02	3,726	3,692
	Total	157,801.65	151,254	160,152
71050	INSURANCE	74,789.30	74,830	79,279
	EMPLOYEES			
61420	Maintenance Payroll	93,273.75	95,930	97,614
61301	Fed. FICA Tax	5,790.32	5,948	6,052
61308	Fed. Medicare Tax	1,185.46	1,391	1,415
61302	VA Unemployment Tax	18.35	41	22
61303	Fed. Unemployment Tax	84.00	84	84

71070	Group Insurance [Health]	26,982.12	29,150	27,617
61300	Payroll Administration	6,774.71	7,049	7,181
61360	Uniforms	0.00	200	450
61431	Temporary Help	1,080.00	5,500	5,500
	Total Payroll	135,188.71	145,293	145,935
	UTILITIES			
71030	Electricity	9,699.75	10,000	10,000
71010	Water/Sewer	184,769.57	186,322	189,679
	Total Utilities	194,469.32	196,322	199,679
	POOL COMPLEX			
61150	Pool Contract	38,350.00	39,117	39,899
61145	Pool Repair and Maintenance	5,947.02	11,620	10,080
61156	Pool Furniture	2,112.92	1,100	1,600
61142	Pool-Equipment [Improper Account]			
51258	Pool Committee	1,107.47	2,700	2,700
	Total Pool Complex	47,517.41	54,537	54,279
	LANDSCAPING			
61180	Landscaping Maintenance Contract	69,638.53	69,639	69,639
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]		2,000	3,000
61557	Landscaping Non-Contract	39,072.36	41,000	37,000
61570	Landscape Replacement [Damage from Contractor Negligence or Weather]	0.00	3,500	3,500
	Total Landscaping	108,710.89	116,139	113,139
	REPAIRS & MAINTENANCE			

61310	Exterior Painting	78,760.00	88,580	90,270
61284	Carpentry	34,955.62	23,201	30,406
61200	Property Repairs	28,005.55	32,000	32,000
61460	Roof Repairs	4,924.50	31,073	31,514
61010	Vehicle Expenses	796.92	979	965
61247	Playground Equipment	3,955.00	9,900	10,400
61370	Damage Claims	44,211.38	7,163	28,848
	Total Repairs & Maintenance	195,608.97	192,896	224,403
	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	3,108.00	3,465	3,490
61581	Snow Removal	7,256.25	10,038	9,077
61250	Trash Removal	67,538.36	68,214	68,839
	Total Contracts	77,902.61	81,717	81,406
50400	BAD DEBTS EXPENSE	6,282.35	2,552	3,453
	INCOME TAX ACCOUNTS			
71140	Income Taxes	9,683.00	8,904	9,365
95000	Provision for Income Taxes			
	TOTAL EXPENSES	1,007,954.21	1,024,444	1,071,090
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	618,957.00	631,955	631,955
90005	Replacement Reserve Interest	42,766.59	33,496	35,229
	Contingency Reserve Accounts Used			

90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	10,800.00	8,400	8,400
	Total Reserve Contributions	672,523.59	673,851	675,584
	GRAND TOTAL EXPENSES	1,680,477.80	1,698,295	1,746,674
	SURPLUS (- DEFICIT)	(29,456.21)	0	0

PROPOSED FEE SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone (\$1,698,527), multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar. Due to rounding, the percentage changes in assessments experienced by differing unit types may differ year-to-year from the overall average percentage change (2.8% in 2020), but the differences will not accumulate:

Unit Type	% Ownership	2019	2020
Arlington	.00379	\$522	\$536
Barcroft (I)	.00243	\$335	\$344
Barcroft (E)	.00250	\$344	\$354
Braddock (I)	.00195	\$268	\$276
Braddock (E)	.00202	\$278	\$286
Clarendon (I)	.00297	\$409	\$420
Clarendon (E)	.00304	\$419	\$430
Dominion	.00351	\$483	\$497
Edgewood (I)	.00263	\$362	\$372
Edgewood (E)	.00270	\$372	\$382



DECADES OF SUMMER

WE'RE JAMMIN' IN THE VILLAGE AT SHIRLINGTON ALL SUMMER LONG!
ROCK OUT WITH YOUR FAVORITE LOCAL BANDS PERFORMING A MIX OF
70S, 80S, 90S AND ORIGINAL TUNES DURING OUR SUMMER CONCERTS.

WEDNESDAYS
6:30 - 8:30 PM

JUNE 19 DAN HAAS BAND

JUNE 26 JULIET LLOYD BAND

JULY 10 JUSTIN TRAWICK &
THE COMMON GOOD

JULY 17 LLOYD DOBLER EFFECT

JULY 24 19TH STREET BAND

JULY 31 NATHANIEL DAVIS

AUG 7 DRIVEN TO CLARITY

AUG 14 ELI LEV BAND



COLLECTION ON
thrive
COMMUNITY DEVELOPMENT

THE
VILLAGE AT
SHIRLINGTON

Fairlington Glen Contact List (August 2019)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
Vice President	Bill Layer	4110 S. 36th	703-933-9197	wlayer@aol.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
At Large	TJ Doyle	4134 S. 36th	202-306-5291	tj.doyle.fairlington.glen@gmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Michael Wells (Court 7)			
1 (27 units)	Melissa Woodson	3501 S. Stafford, #A1	202-631-0618	melissawoodson1@gmail.com
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	eoconnor27474@gmail.com
4 (23)	Jason Ford	4129 S. 36th	314-495-6525	jkeepgoing@gmail.com
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	fdferraro1@verizon.net
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
7 (16)	Michael Wells	4208 S. 36th	571-429-1018	mike_8453@yahoo.com
8 (16)	Barbara Dean	4206 S. 36th	703-379-1368	mauriceverda807715@yahoo.com
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	bob1.patrician@gmail.com
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35 th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35 th , #A2	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Archivist	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	maynarddixon@verizon.net
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Landscape	Zack Parsons			glenlandscaping@gmail.com
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	msovero@yahoo.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
Onsite Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	c.lewis@cardinalmanagementgroup.com

EMERGENCY NUMBER (after business hours and on weekends and holidays) **866-370-2989**

NOTE: The Glen does not retain contractors for, or allow staff to undertake, repairs that are a co-owner responsibility under its Bylaws (such as sink back ups), absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).

August 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Pool Open 10am-8pm	2 Lap Swim 8-10am / Pool Open 10am-8pm	3 Bulk Trash Pick Up / Pool Open 10am-8pm
4 Pool Open 10am-8pm	5 Pool Open 10am-8pm	6 Lap Swim 8-10am / Pool Open 10am-8pm	7 Pool Open 10am-8pm	8 Pool Open 10am-8pm / Landscape Meeting - 7:15pm @FCC	9 Lap Swim 8-10am / Pool Open 10am-8pm	10 Pool Open 10am-8pm
11 Pool Open 10am-8pm	12 Pool Open 10am-8pm	13 Lap Swim 8-10am / Pool Open 10am-8pm Board Meets - 6:30p/FCC	14 Pool Open 10am-8pm	15 Pool Open 10am-8pm	16 Lap Swim 8-10am / Pool Open 10am-8pm	17 Pool Open 10am-8pm
18 Pool Open 10am-8pm	19 Pool Open 10am-8pm	20 Lap Swim 8-10am / Pool Open 10am-8pm	21 Pool Open 10am-8pm	22 Pool Open 10am-8pm	23 Lap Swim 8-10am / Pool Open 10am-8pm	24 Pool Open 10am-8pm
25 Pool Open 10am-8pm	26 Pool Open 10am-8pm	27 Lap Swim 8-10am / Pool Open 10am-8pm	28 Pool Open 10am-8pm	29 Pool Open 10am-8pm	30 Lap Swim 8-10am / Pool Open 10am-8pm	31 Pool Open 10am-8pm

September 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Pool Open 10am-8pm	2 Pool Open 10am-8pm 	3 Pool Closed Deadline to declare for the Board	4 Pool Closed	5 Pool Closed Community Forum 7:30p@pool	6 Pool Open 3-8pm	7 Bulk Trash Pick Up / Pool Open 10am-8pm
8 Pool Open 10am-8pm	9 Pool Closed	10 Pool Closed Board Meets - 6:30p@FCC	11 Pool Closed	12 Pool Closed Landscape Meeting - 7:15p@FCC	13 Pool Open 3-8pm	14 Pool Open 10am-8pm / Pool Party 4 -7pm
15 Pool Open 10am-8pm/ Dog Swim	16	17	18	19	20	21
22	23 	24	25	26	27	28
29	30 					