

# The Glen Echo

Newsletter of Fairlington Glen

September 2019

## Busy Times in the Glen

Summer may be winding down and school is starting up again, but a flurry of work activity in the Glen continues this month. It's all much-needed work, but still it can provide added noise and inconveniences to our normal everyday lives. Please bear with our contractors during this busy time.

The Glen Board has contracted with KGS to do major restoration work on some of the front stoops throughout the Glen as well as brick stoop and brick wall repointing. This work began in August with our consulting engineers, Restoration Engineering, Inc. (REI) overseeing the project, and it should wrap up in October.

REI determined that most of our deteriorating stoops have defective foundations, which makes simply patching them ineffective in the long term. Replacing these old foundations requires complete removal of the old concrete and pouring of new concrete. Existing bricks are being reused as much as possible.

KGS has a staging area and port-a-potty set up in Court 13 in an area that backs up to the alley.

In addition, crews from Williams Professional Painting are in the midst of our annual painting cycle. The exteriors of our buildings in the Glen are painted on a four-year cycle which includes four courts per year. Courts 9-12 are being painted this year at a cost of \$93,823.94.

Finally, just underway is the B Building hallway redecoration work, which was approved by the Board and ratified at the Board's August 13, 2019 monthly meeting. Total cost of this project, which is a reserves expenditure, is approximately \$110,000.

Manders Decorating Company is handling the painting of the hallways at a cost of \$53,300. Sansbury Electric is installing new smoke detectors with 10-year lithium batteries and light fixtures both inside the building and on the front stoop at a cost of \$5,839. CCA Floors and Interiors will be installing new carpeting and a luxury vinyl tile floor at the entrance of each building at a cost of \$43,000. All fixtures, smoke detectors, front door kick plates, doormats, and new engraved unit numbers/letters is costing just over \$7,500.

For B Building co-owners and residents, this will be the first hallway redecoration since 2006.

*Jay Yianilos / Editor*

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. Please e-mail him at [jasonyianilos@yahoo.com](mailto:jasonyianilos@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, August 13, 2019. Here are some of the notes from that meeting.

## ENVIRONMENTAL UPDATE

Candace Lewis, the Glen's property manager with Cardinal Management Group, reported 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 June ground water sampling done by ECS Mid-Atlantic showed that concentrations had declined, some greatly. Any resident who wishes to see the report can reach out to the management agent for access (anyone with an existing link will see the new report). The management agent also communicated that draft comments were underway to the Environmental Covenant and Operations & Maintenance Plan and an updated draft is expected later this fall (targeting September/October).

## APPROVED

The Board moved to approve a contract with G&V Landscape in the amount of \$7,530 for tree pruning, trimming, and removal.

The Board moved to approve a contract with Sansbury Electric in the amount of \$1,639 to install new smoke detectors in all B Buildings.

By email, the board unanimously voted to approve three contracts in support of the B-Building hallway renovation project: \$4,200 for electrical work with Sansbury Electric, \$43,000 for floor replacement with CCA Floors, and \$53,300 for painting with Manders Decorating. This vote is duly ratified and recorded.

***The next monthly Board meeting will be on Tuesday, September 10, 2019 at 6:30pm at the Fairlington Community Center, located at 3308 S. Stafford Street.***

## Save the Date!

*All co-owners and residents are invited to the Glen's Annual Meeting*

*Thursday, November 7 at 7:00pm*

*Fairlington Community Center at 3308 S. Stafford Street*



# Community Forum / Call For Candidates

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, which was posted in the August issue of the *Glen Echo* (found on our website at [www.fairlingtonglen.com](http://www.fairlingtonglen.com)), and answer any questions regarding the budget. The Board will be together in your backyard, so this is a prime opportunity to get your budget questions answered. **Please note that the forum is for adults only, as the pool will be closed. If it rains that night, we'll move the meeting indoors to the maintenance facility.**



This may also be an opportunity to hear from and talk with co-owners who are running for the Board of Directors this fall. There will be one opening on the Board for the position currently held by Glen President Charlie Robbins, who will be running again.

As announced in the August 2019 newsletter, Board candidate profiles are due by Tuesday, September 3, 2019, so there is not much time remaining to do this. But if you are interested in contributing to your community as a Board member, please complete a one-page description of yourself, your views on the Glen, and the contributions you may make. Send that description by September 3, 2019, to Board Treasurer Maynard Dixon at [maynarddixon@verizon.net](mailto:maynarddixon@verizon.net) or drop it off to him at 4316 S. 35th Street (Court 16). The candidate profiles will be included with the formal budget package mailed to co-owners for approval in early October with the Annual Meeting information. **The Glen's Annual Meeting will be Thursday, November 7, 2019, at 7:00pm at the Fairlington Community Center.**

Board members must be "eligible co-owners" under Article II, Section 1 of the By-Laws, but otherwise there are no specific prerequisites for the office. It does, however, help to have some familiarity with Glen fiscal and policy matters. It also helps to have an open mind, a penchant for conflict resolution, and a willingness to take responsibility for decisions. Talk to a current Board member if you'd like to know more about what is involved. They can be reached at:

Charlie Robbins, President	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
Bill Layer, Vice President	703-933-9197	<a href="mailto:wlayer@aol.com">wlayer@aol.com</a>
Jeremy Wiedemann, Secretary	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
Maynard Dixon, Treasurer	703-909-4562	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>
TJ Doyle, At-Large Member	202-306-5291	<a href="mailto:tj.doyle.fairlington.glen@gmail.com">tj.doyle.fairlington.glen@gmail.com</a>

**We hope to see you on Thursday, September 5 at 7:30pm for the Community Forum at the Glen pool to discuss the proposed budget and your community.**

## Our Subterranean Infrastructure



*Construction workers dig a trench to reach one of the Glen's sewer lines. (file photo)*

Our what? "Subterranean infrastructure" is the various utilities that service our homes, installed below ground when a site is first developed. It takes quite some time to prepare a site before homes are built. First come systems of sanitary sewers, storm sewers, water, electricity, gas, and other utilities.

Many of the Glen's utility systems go back to the 1940's, with electricity and telephone lines moved underground at conversion in the 1970's. Cable lines were added in the 1980's and Verizon Fios lines were added just recently. Arlington County or utility companies are responsible for utilities under the streets and for lines up to a meter (water, electricity). Telephone and cable companies are responsible for their lines into units. The Glen, however, is responsible for significant parts of the subterranean infrastructure - especially sewer lines, but also water and electric lines from the meter (if away from a unit) to the point where they enter a building.

The most costly and difficult area to deal with has been the sanitary sewer system, which removes waste water from toilets, sinks, baths, and dish or clothes washers. Lines were initially constructed with 4" cast iron lines under homes and 6" terra cotta laterals outside homes - a single line exiting from each building. These lines meet up with larger County lines under parking lots or streets. With the addition of basement bathrooms and garbage disposals in the 1970's, plus root intrusion through lateral seams, backups began to plague Fairlington.

As a result, the Glen has had to replace numerous sanitary sewer laterals, a costly effort and major disruption because lines are 12 feet underground. A less expensive alternative, relining existing lines, gradually expanded from use in municipal systems to use in smaller residential lines. Relining involves extruding a seamless resin-infused sleeve into the terra cotta line after it has been cleared of roots and other debris. The sleeve is then inflated using air pressure to bond it to the original lateral. Relining can extend the lives of terra cotta lines for many years, possibly as many as 50. The Glen's relining or replacement of its 6" laterals was completed in 2009. While a few 4" cast iron lines under buildings have also been relined, most of those lines are original and may require attention in the future.

Despite great improvement in its functioning, our sanitary sewer system should be treated with care. You can help by adhering to best practice guidance in the Glen's Handbook and Welcome Package. The basic rule is easy to remember - only human waste and toilet tissue should be disposed of in toilets, and most garbage should go in the trash, not down the disposal.

*(continued on page 5)*

In contrast to sanitary sewers, our storm sewers carry ground and rain water away from homes. Some lines are much larger than sanitary sewers, though they vary widely in diameter. Though composed primarily of terra cotta or PVC, there are still two segments made of Oranburg, a resin-infused tar paper frequently used during World War II. We keep an eye on drainage from our storm sewers, replacing or adding when necessary, sometimes in conjunction with individual co-owners as they handle problems inside their units (e.g. with sump pumps).



Work on a sewer lateral. (file photo)

Though largely unseen, the importance of Fairlington Glen's subterranean infrastructure is clear, because it undergirds most of our daily activities at home. While it may be "out of sight, out of mind," it is paid for as part of our condo fees each month - including, as well, the water that enters via water lines and exits via sewer lines. Keeping that jointly owned infrastructure in working condition is critical to the everyday enjoyment of our individual units.

**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!

## Short Term Rentals Not Allowed

This seems to be a continued topic of discussion on social media, so as a result it's important to note that short-term rentals are NOT allowed in Fairlington Glen.

Although Arlington County has sanctioned short-term rentals through online services such as Airbnb, VRBO, and Craigslist, such rentals are forbidden in the Glen.

According to our Master Deed, Page 9, Paragraph 11: "The respective Family Units shall not be rented by the co-owners thereof for transient or hotel purposes which shall be defined as (a) rentals for any period less than thirty (30) days; or (b) any rental if the occupants of the Family Unit are provided the customary hotel services, such as room service for food and beverage, maid service, furnishing laundry and linen, or bellboy service. Other than the foregoing obligations, the co-owners of the respective Family Units shall have the absolute right to lease same provided that said lease is made subject to the covenants and restrictions contained in this Deed and further subject to the By-Laws and Property Maintenance Agreement attached hereto."

In addition, our By-Laws speak to leasing and rentals in Article VI, Section 6, Paragraph (n): "Any lease or rental agreement for a Family Unit must be for an initial period of at least six (6) months."

Violations of the Master Deed or Handbook by any co-owner or tenant are actionable.

# Pool Season Is Winding Down

**POOL HOURS** - The pool will remain open on weekends only 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.fairlingtonlen.com](http://www.fairlingtonlen.com).

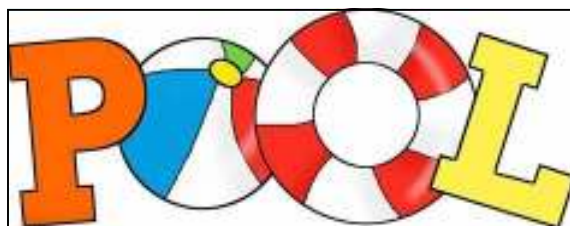
**IDENTIFICATION** - You MUST bring your unit's recreation pass to the pool each time you wish to use the pool. All residents must sign in on the daily log with their name, address, time of entry, number of residents, and number of guests. Each unit was provided with two 2019 recreation passes in May. 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](mailto:glenpoolpass@gmail.com).

**POOL PARTY** - We will say goodbye to summer and the pool season with our annual season-ending pool party, scheduled for Saturday, September 14 from 4:00 to 7:00pm (rain date will be Sunday, September 15). Hamburgers, hot dogs, and veggie burgers will be provided...plus a margarita machine for the adults. Please bring your own beverages (no glass containers allowed) and a salad, side dish, and/or dessert to share. Our pool parties are a great opportunity to mix and mingle with your neighbors. Whether you decide to go for a swim or not, please come and join our end of summer fun!

**DOG SWIM** - Then on Sunday, September 15 at 7:00pm we let the dogs take over the pool. Our annual dog swim or doggie dip is a Glen tradition. It's all people out of the pool and all dogs in to conclude the pool season. Arlington County grants us a variance for the dog swim, and the County reminds us that once the dogs go into the water no human is allowed back in. Bring your dog on a leash OR simply come watch our Glen dogs go for a swim.

**LOST & FOUND / REMINDERS** - During the final days of the 2019 pool season, our pool committee will display the many items that have been left behind at the pool this summer. Missing a towel, a pair of flip flops, or a few toys? Chances are they may be at the pool. Please swing by during the final weekend on September 14 & 15 to claim your items. We will not store anything that's been left behind. If you don't claim it, it will find a new home.

Finally, be sure to thank Monica Wiedemann, pool committee chair, and the members of the pool committee for a job well done. And please join us in thanking our lifeguards from Atlantic Pool Service for another summer of fun!



# Don't Miss Fairlington Glen's End of Summer Pool Party

Saturday, September 14 from 4:00 to 7:00pm.

*(In the event of rain, the rain date will be Sunday, September 15  
from 4:00 to 7:00pm.)*



Volunteers will be grilling hot dogs, hamburgers, and veggie burgers. Plus, there will be a margarita machine for adults. Please be sure to bring a dessert, salad, and/or side dish to share. Also, please bring drinks for you and your family, but remember no glass containers are allowed at the pool.

## Annual Dog Swim

Sunday, September 15 at 7:00pm

Just before the pool closes for the season, it's time for the Glen's dogs to take a dip. Always a lot of fun!

# Problems With Outside Wires & Conduits



Over the decades, the Glen has experienced a growing problem with unsightly installations of cable and phone wires, refrigerant conduits, air conditioning drainage hoses, and radon and other gas vents. The wire and air conditioning conduit problem is especially acute for upper-story units. Verizon and Comcast installers sometimes disregarded their contractual installation guidelines. The Glen made a first attempt at solving these problems by requiring that wires and cables be concealed by false downspouts, but even then

enforcement was sometimes lax. The result has been too many dangling wires -- and false downspouts that hide the wires but sometimes look like they do not belong there.

Attempting to solve this problem at its October 2017 meeting, the Board revised the Handbook to establish a comprehensive set of rules for such installations. The revised rules provide new concealment options, which will minimize compliance cost. They also clarify the procedure for getting installations approved. They specify which prior installations are grandfathered. Finally, they cover installations of radon and other gas vents. The new rules are separately published on our website and will be incorporated into our Handbook when its 2015 version is updated.

No co-owner relishes the prospect of getting a notice from management asking that an unsightly wire installation be corrected, especially if the unsightly installation was done by a prior co-owner before the new rules were adopted or when enforcement of the prior rule was lax. To protect our property values and to avoid safety problems, however, our rules do not grandfather non-conforming prior installations, unless a prior installation was approved by the Board in a prior variance. This will undergird property values of the entire community, as well as the units that need to reinstall -- dangling wires and horizontal conduits do not sell a condo in Fairlington.

We are pleased at how well the new rules have been received by the community. The back ends of our units are looking much better, but there are lingering problems with certain units that will be addressed in the remainder of this year. If enforcement of our new rules would cause undue hardship, however, we can work with individual co-owners to devise solutions that may not be covered by the new rules but would not contravene their overall intent.



# New Window Replacement Guidelines Approved

Replacement and maintenance of windows, except for painting, is a co-owner responsibility under our By-Laws. Because the Glen has aging windows that will eventually need replacement, some of which date from the 1940's, new guidelines were needed to clarify the replacement duties imposed under our By-Laws. The new guidelines appear below. They will replace the shorter, less informative existing guidelines in the Handbook. Until they are worked into an updated Handbook, they will be separately posted to our website in its "Documents" section and included below and on page 10. Briefly, the new guidelines:



- (1) present and clarify the By-Law provision on window replacement by owners;
- (2) add -- thanks to architect/co-owner Greg Lukmire -- a description and history of windows in the Glen;
- (3) provide some guidance as to when windows will be required to be replaced; and
- (4) go into greater detail as to the types of replacements that will be allowed.

One goal was to restrict the use of wood and aluminum capping in favor of more modern materials that do not need to be painted. Another provision prohibits partial replacement of only the worst portions of a window. A final goal was to require use of licensed contractors.

The new rules will preserve the overall look of the Glen and lower its maintenance costs. They will not unduly burden Glen co-owners because Fairlington-area residents have, for decades, been steadily replacing their windows with the more modern ones required by these rules, well before their adoption. Area contractors know how to do this and offer reasonable prices. The new rules will provide useful guidance to absentee owners, some of whom, not being aware of their opportunity to replace their windows with better ones at low cost, might arrange for a partial repair that does not look good, or unwittingly hire a handyman who lacks the skills and equipment to install windows that meet Glen standards.

## Replacement of Windows and Their Component Parts

The Glen's By-Laws make co-owners responsible for maintaining and replacing windows and their component parts, which are identified as "glass, frame, sash [moving part of a window], jamb [attaches to the frame and guides the sash] and sill." Frames and sills may have protective capping (usually vinyl or aluminum), which is also a co-owner responsibility. By implication, co-owners are also responsible for any storm windows that may have been installed. Co-owners are not responsible for: (1) painting and minor related carpentry (sanding, crack-and-hole filling, etc.); and (2) repointing the brick surrounding the frames.

**Glen Window Types** - During the mid-1970's conversion, the developer retained the original (1940's) wood windows in Courts 1-3 and midway through Court 4. In the remainder of the Glen, the developer installed windows with aluminum sashes, and frames and sills capped with aluminum. Since that time, residents throughout the Glen have, almost always on their own initiative, replaced their conversion-era windows with better windows having double-paned or triple-paned glass with no storm windows, vinyl-capped frames and sills that need no paint, and special locks and other features.

*(continued on page 10)*

## **When Replacement May Be Needed**

Replacement need is determined on a case-by-case basis. Replacement is most likely to be required for the remaining original (1940's) windows having component parts made of wood. As these wood windows age, the cost incurred by the Glen to keep them in good repair and up to community standards by painting and related carpentry rises, and that cost will eventually become large enough to justify requiring co-owners to replace them, especially as replacement windows become better and less expensive. A few signs that replacement may be required:

1. The wood is marked as rotten by painting contractors.
2. The wood has accumulated so many coats of paint that costly scraping and sanding is needed before the wood surface is smooth enough to be painted without looking dilapidated.

The windows that the developer installed with aluminum components last longer, but they will also eventually need replacement. Replacement of those windows may be required when the aluminum capping becomes degraded or there are signs of deterioration of the wood under the capping.

**Guidelines** - Co-owners are authorized, and may be required, to replace their windows and component parts, subject to the following guidelines:

1. Installation by a licensed professional contractor that will custom fit them to the existing openings.
2. Window Frames and Sills
  - a. Frames and sills must be capped by vinyl or other materials that another material that never needs painting; or PVC may be used uncapped to replace originally installed uncapped wood.
  - b. Aluminum capping may not be used.
  - c. The entire frame and sill must be replaced; partial repair or replacement of part of a frame or sill, such as only the rotted top of a wood frame and not the other 3 sides, or only a rotted sill, is not allowed.
3. Window Sashes
  - a. Windows sashes must be made of material that never needs painting, such as vinyl or aluminum, with double (minimum) paneled glass, and a "six-over-six" pane pattern formed by permanently mounted mullions that are approximately 3/4 inches wide, consistent with the appearance of typical Fairlington windows.
  - b. A "four-over-four" pane pattern may be used in attic windows.
4. Windows, window grids, and storm windows, must be white.
5. Storm Window Replacement and Removal
  - a. Replacement storm windows must have a clear, translucent glass; and frames must be aluminum or vinyl.
  - b. If a co-owner chooses to remove storm windows permanently, the owner must restore or replace, and if necessary, paint the base to which they were attached, so as to eliminate any visible holes or markings from the removed storm windows; and this work must be done by a licensed professional.

Local contractors have replaced many Fairlington area windows in conformity with these guidelines, well before they were added to the Handbook.

# Labor Day Hours / Reminders



The summer comes to an unofficial end this Labor Day Weekend. On Monday, September 2, please make note of the following:

- Cardinal Management's offices will be closed. They will reopen on Tuesday morning.
- Our onsite staff, Nelson Ordoñez and María Castro, will be off. Nelson & María will return to the Glen on Tuesday morning.
- Yes, there will be regular trash pick up on Labor Day.

## Know Your Neighbors

The community association lifestyle attracts all kinds of residents, varying in age, income, career and family status. In case you're wondering, here's a look at who your neighbors are in the Glen.



**Empty nesters** - People without children or whose children have grown up and moved out are attracted by the low maintenance, amenities, and security of community association living.

**Working couples** - Double-income couples can afford traditional homes, but many prefer community association living because they don't have to spend as much time on maintenance.

**Singles** - Community associations offer affordable homeownership for those with a single income.

**Retirees** - Low maintenance, security, lifestyle and amenities are all aspects of community association living that appeal to senior Americans.

**First-time buyers** - Many first-time buyers find it easier to enter the real estate market with the relatively lower cost of condominium units.

**Investors** - Community associations appeal to investors because they often compensate for shortages in the local rental markets.

Overall, community associations like Fairlington Glen offer a broad spectrum of lifestyle choices for all kinds of people.

## Landscape Committee News

Committee Chair Zack Parsons has announced that the committee will transition from monthly meetings to quarterly meetings, and those will take place at the quarterly meeting of the Court Representatives Group (CRG). The next CRG/Landscape meeting will be on Monday, October 28 at 7:00pm at the Fairlington Community Center.

# Safety First As Kids Head Back to School

As boys and girls throughout Fairlington sharpen their pencils and get ready to head back to class, it's very important to ensure that they have a safe school year. Here are some valuable tips on how your family can be proactive and avoid potentially harmful situations:



- Make sure your school has your child's updated emergency contact information. Write down any specific instructions that should be followed in case of an emergency, and have the school keep them in your child's file.
- Talk to your child's teachers before classes start and alert them to any medical issues your child may have. Also, explain to the teacher what he or she should do if the medical issues arise - such as an allergic reaction, an asthma attack, or a seizure. If possible, be sure to provide school personnel with any necessary emergency medication.
- Help your children memorize important phone numbers so that they know how to get in touch with you and other trusted adults. Make sure those numbers are programmed into their cell phones, or provide them with a list of phone numbers that they can keep in their backpacks or wallets at all times.
- Let your children know who they can go home with after school if their regular ride can't pick them up, and make sure they know not to accept rides from strangers.
- If your children will be walking to school, walk the route with them before classes start to make sure they understand traffic laws and can walk it on their own. Plus, find a friend or sibling they can walk with, and make sure they always use the buddy system.
- Report reckless drivers to the Arlington County Police Department to help make sure the neighborhood remains safe, particularly during times when kids are going to and returning from school.

The school bell will soon be ringing in the start of the 2019-20 school year. More than 28,000 students will be starting school in Arlington Public Schools on Tuesday, September 3. Drivers should pay extra caution as kids and buses become part of the daily commute.



# Celebrate National Good Neighbor Day on 9/28



September 28 is National Good Neighbor Day, which is a great time to celebrate compassion and community. While we have lots of good neighbors here in the Glen, here are some reminders of some of the qualities and actions that exemplify being a good neighbor.

Kindness can really make a big difference, and there are so many ways we can be kind to our neighbors. Smile, say hello, stop to ask how their day is and how they're doing.

Make an effort to get to know your neighbors by name. That really helps to create a connection.

Help your neighbors in times of need. Offer a ride when needed or help with something around their house. Bring food over when they're sick. And always check on your neighbors, whether young or old, to make sure they're doing ok.

Reach out to your neighbors and spend time together. Plan a lunch together. Invite your neighbor over for coffee and dessert.

Look for ways to further enrich our neighborhood by believing that everyone has the potential to be a good neighbor.

Especially in a community association like Fairlington Glen where our neighbors live so close to one another, we all benefit from having good neighbors around us.

## What Is a Community Association?

Some residents think homeowners and condominium associations exist just to tell them what to do - or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents.



**COMMUNITY SERVICES** - These can include securing trash collection, publishing a newsletter, orienting new co-owners and renters, holding community-wide informational meetings, and scheduling social functions.

**GOVERNANCE SERVICES** - Includes ensuring that residents are complying with the association's governing documents, ensuring that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.

**BUSINESS SERVICES** - Includes operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management, strong planning and organization, and carefully monitoring the association's affairs. It isn't easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders' interests in those homes.

## Fairlington Glen Contact List (September 2019)

### BOARD OF DIRECTORS: Meets second Tuesday of the month

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

### COURT REPRESENTATIVES GROUP (CRG): Meets as called

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

### Other Coordinators and Committee Chairs:

Archivist	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	<a href="mailto:pgmurray@att.net">pgmurray@att.net</a>
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Landscape	Zack Parsons			<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	<a href="mailto:msovero@yahoo.com">msovero@yahoo.com</a>
Tennis	Will Smith	3525 S Utah	703-578-1076	<a href="mailto:willregina@verizon.net">willregina@verizon.net</a>
Variance	Greg Lukmire	4234 S 35th	703-578-4844	<a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
Yahoo	Alison Trimble	4280 S 35 <sup>th</sup>	703-931-7096	<a href="mailto:alison@comcast.net">alison@comcast.net</a>
Onsite Staff	María Castro and Nelson Ordoñez		703-820-9567	<a href="mailto:fairlingtonglenstaff@hotmail.com">fairlingtonglenstaff@hotmail.com</a>
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	<a href="mailto:c.lewis@cardinalmanagementgroup.com">c.lewis@cardinalmanagementgroup.com</a>

**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.).***

# 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	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 					

# October 2019

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