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- A-1 COURTS 1, 13 & 14
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- A-6 COURTS 10, 11(PART.) & POOL

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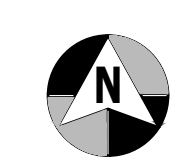
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SITE PLAN
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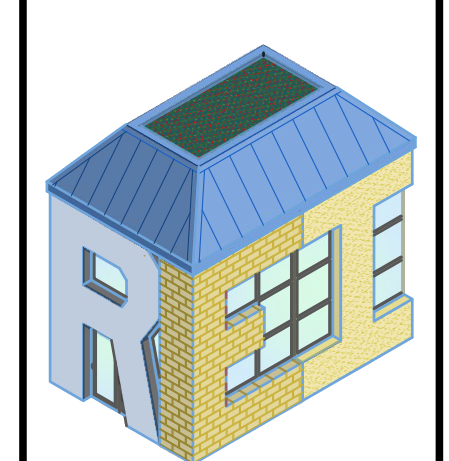


2018 RESERVE STUDY FAIRLINGTON GLEN CONDOMINIUM

MANAGED BY: CARDINAL MANAGEMENT GROUP
SOUTH STAFFORD STREET AND SOUTH 36TH STREET
ARLINGTON, VIRGINIA

#	DATE	SUBMISSION DESCRIPTION
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2	5/23/19	MAY 2019 UPDATE
3	6/17/19	FINAL

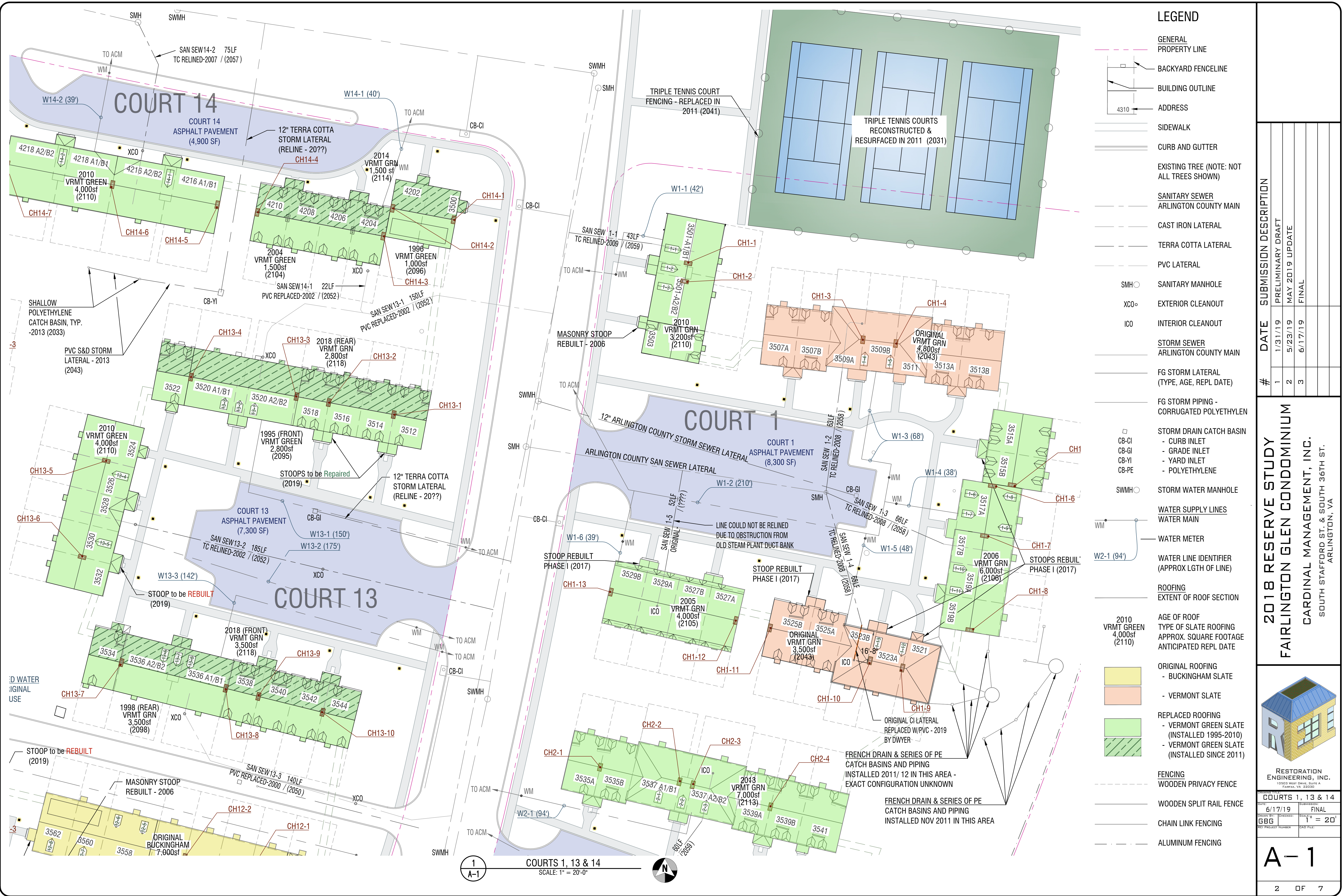
2018 RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA



RESTORATION
ENGINEERING, INC.
10923 WEST GARDEN, SUITE 4
FAIRFAX, VA 22030

COVER SHEET	
DATE: 6/17/19	REVISION: FINAL
DRAWN BY: GBB	CHECKED: 1 = 100

COV

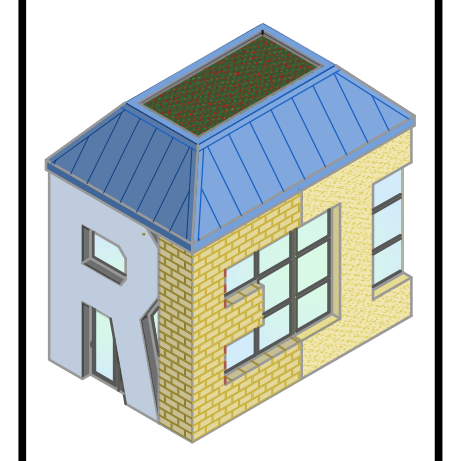


LEGEND

- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
- BUILDING OUTLINE
- ADDRESS
- SIDEWALK
- CURB AND GUTTER
- EXISTING TREE (NOTE: NOT ALL TREES SHOWN)
- SANITARY SEWER ARLINGTON COUNTY MAIN
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- TERRA COTTA LATERAL
- PVC LATERAL
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- FG STORM PIPING - CORRUGATED POLYETHYLENE
- STORM DRAIN CATCH BASIN
- CB-CI
- CB-GI
- CB-YI
- CB-PE
- SWMH
- WM
- W2-1 (94')
- ROOFING
- EXTENT OF ROOF SECTION
- AGE OF ROOF
- TYPE OF SLATE ROOFING
- APPROX. SQUARE FOOTAGE
- ANTICIPATED REPL DATE
- ORIGINAL ROOFING
- BUCKINGHAM SLATE
- VERMONT SLATE
- REPLACED ROOFING
- VERMONT GREEN SLATE (INSTALLED 1995-2010)
- VERMONT GREEN SLATE (INSTALLED SINCE 2011)
- FENCING
- WOODEN PRIVACY FENCE
- WOODEN SPLIT RAIL FENCE
- CHAIN LINK FENCING
- ALUMINUM FENCING

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FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10023 WEST GARDEN DRIVE #4
 FAIRMONT, VA 22030

COURTS 1, 13 & 14	DATE: 6/17/19	SCALE: 1" = 20'
DESIGNED BY: GBB	CHECKED BY: GBB	DATE: 6/17/19
PROJECT NUMBER:	DRAWING FILE:	

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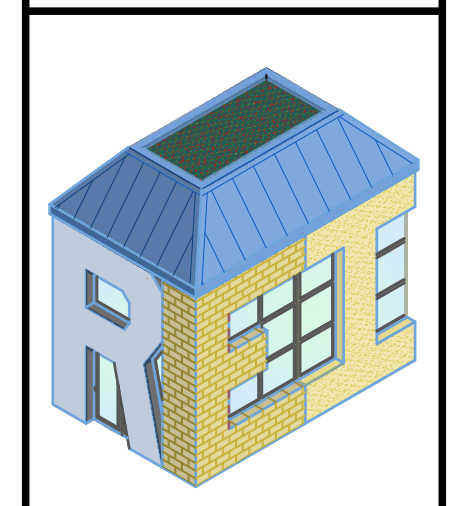


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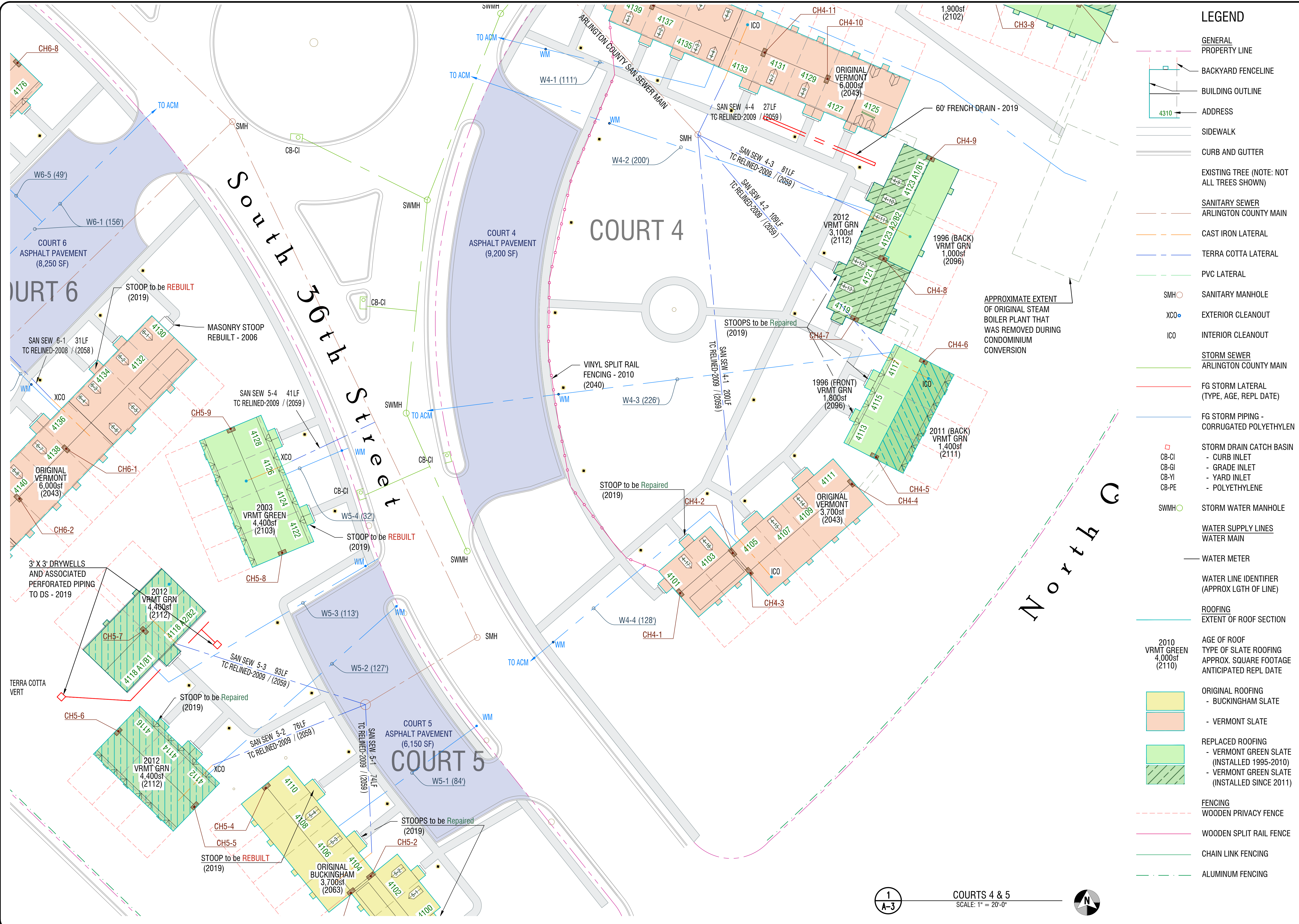
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FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



COURTS 2, 3, 11(P.T.) & 12	
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STATUS	FINAL
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SCALE	1" = 20'

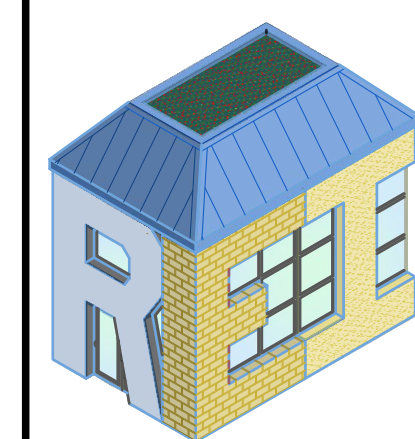


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2018 RESERVE STUDY
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CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10923 WEST OAKS DRIVE, SUITE 4
 FARMAN, VA 22030

COURTS 4 & 5	
DATE: 6/17/19	SCALE: 1" = 20'
DRAWN BY: GBB	CHECKED BY: [Signature]

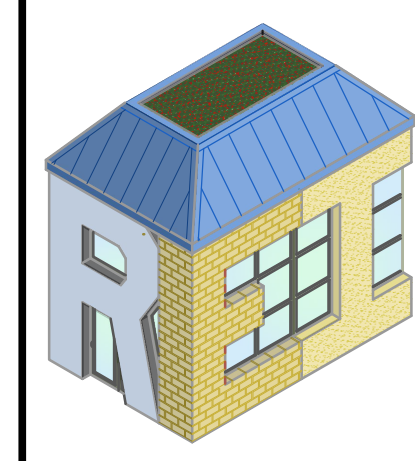


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CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10023 WEST BERRY BLVD. #4
 FAIRFAX, VA 22030

DATE	DESCRIPTION
6/17/19	FINAL

SCALE: 1" = 20'



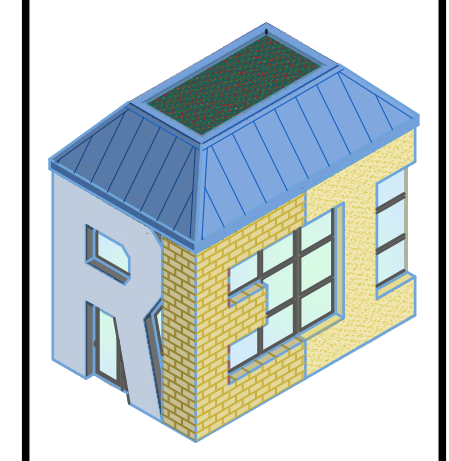
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A-5
COURTS 9, 15 & 16
SCALE: 1" = 20'-0"

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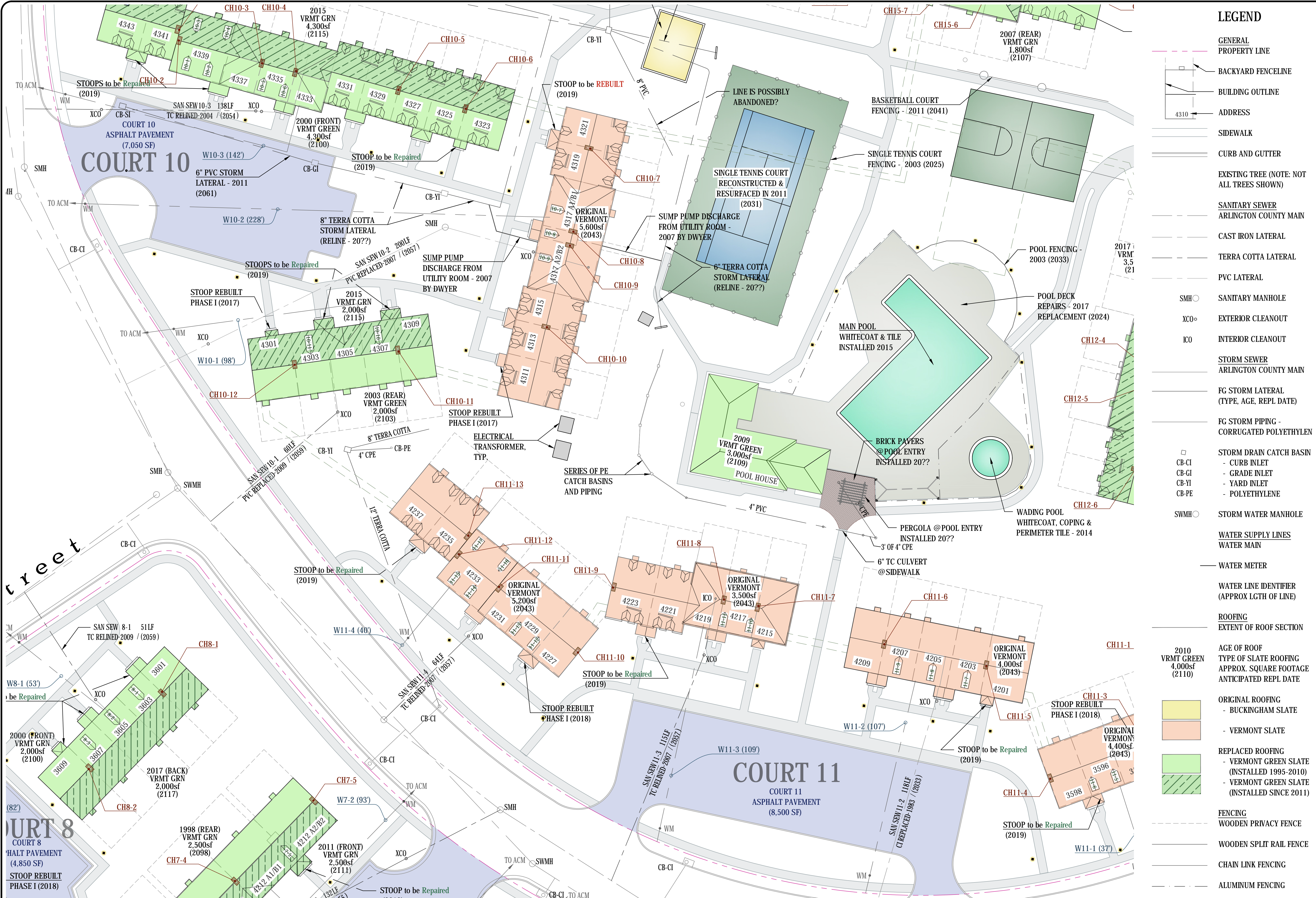
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2018 RESERVE STUDY
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CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10922 WEST OAKS DRIVE, SUITE 4
 FAIRFAX, VA 22030

COURTS 9, 15 & 16	
DATE: 6/17/19	STATUS: FINAL
DRAWN BY: GBB	SCALE: 1" = 20'

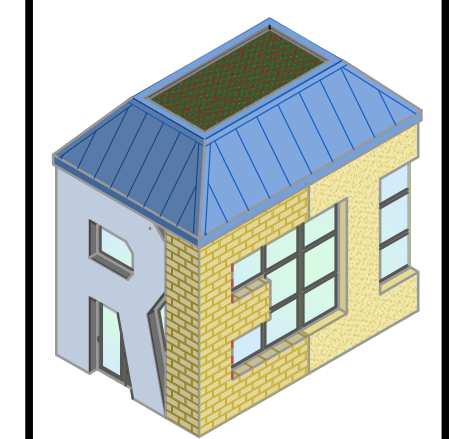


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2018 RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC. 10500 WEST OAKS, SUITE # 4 FAIRFAX, VA 22030	
PROJECT NUMBER: 686	DRAWING NUMBER: 11
DATE: 6/17/19	SCALE: 1" = 20'
CHECKED: GBB	DATE FILED: 6/17/19
DESIGNED: GBB	PROJECT TITLE: CTS 10, 11 (PT.) & POOL
DATE: 6/17/19	SCALE: 1" = 20'
CHECKED: GBB	DATE FILED: 6/17/19
DESIGNED: GBB	PROJECT TITLE: CTS 10, 11 (PT.) & POOL

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 A-5
COURTS 10, 11(PARTIAL) & POOL
 SCALE: 1" = 20'-0"

Appendix A - Full-Funding Analysis of Replacement Reserves

Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated 2003 Study	Replacement Cost Estimated 2008 Study	Replacement Cost Estimated 2012 Update	Remaining Useful Life Estimated 2018	Estimates for the Current Year (2018)					
								Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2018)	Fully Funded Balance	Annual Depreciation Cost
1.0	Hardscape												
1.1	Asphalt Pavement												
1.1.1	Replace asphalt in parking lots					\$ 1,165,135	0	30	13	58%	\$980,000	\$568,000	\$32,655
1.1.2	Maintain asphalt in parking lots annually					\$ 18,081	1	1	1	0%	\$6,305	\$6,305	\$6,305
1.2	Concrete												
1.2.1	Sidewalk Replacement (Removed from Study)			\$ 255,930		\$ 316,950	0	-	0	0%	\$0	\$0	\$0
1.2.2	Curb and Gutter Replacement (see "Curb/Gutter" tab)			\$ -	\$ -	\$ 202,676	0	30	13	58%	\$214,000	\$121,000	\$7,116
1.2.3	Concrete Alleys			\$ -	\$ -	\$ -	10	50	10	80%	\$66,000	\$52,800	\$1,320
2.0	Utilities												
2.1	Sanitary Sewers (see "Sewers" Tab)												
2.1.1	Relining - Terra Cotta (outside building footprint)			\$ -	n/a	\$ 1,117,976	36	50	36	29%	\$884,949	\$255,537	\$20,396
2.1.2	Relining/Replacement - Cast Iron (inside footprint)			\$ -	n/a	n/a	19	85	19	57%	\$304,720	\$173,017	\$0
2.1.3	Sewer cleanouts			n/a	n/a	\$ 187,961	31	75	31	59%	\$187,961	\$110,987	\$2,506
2.1.4	Sewer manholes			n/a	n/a	n/a	10	80	10	88%	\$55,800	\$48,825	\$698
2.2	Storm Drainage (see "Storm" Tab)												
2.2.1	Storm drain piping			n/a	\$ 290,500	\$ 312,215	47	86	41	52%	\$166,490	\$86,447	\$1,932
2.2.2	Storm drainage structures			n/a	n/a	n/a	25	69	29	58%	\$71,731	\$41,726	\$1,033
2.3	Water Lines (see "Water" Tab)												
2.3.1	Water supply piping			n/a	n/a	n/a	25	70	25	64%	\$910,700	\$585,450	\$13,010
3.0	Miscellaneous Site Features												
3.1	Signage												
3.1.1	Replace Site Signage	2017	\$ 19,400	\$ 6,400	\$ 10,000	\$ 10,748	20	20	20	0%	\$19,400.00	\$0	\$970
3.2	Fencing (see "Fencing" Tab for lineal footage of fencing with unit cost information)												
3.2.1	Replace Treated Wood Patio Fencing	1997	\$ 236,000	\$ 247,500		\$ 306,510	9	30	9	70%	\$427,744	\$299,421	\$14,258
3.2.2	Replace Split-Rail Fence at Ct. 4	2010	\$ 4,024			\$ 4,208	22	30	22	27%	\$8,257	\$2,202	\$275
3.2.3	Perimeter Fence	1975	\$ 10,000	\$ 5,000	\$ 35,000	\$ 37,616	2	50	2	96%	\$69,868	\$67,073	\$1,397
3.2.4	Replace Pool Perimeter Fence	2003	\$ 32,200	\$ 32,200		\$ 39,877	15	30	15	50%	\$43,551	\$21,775	\$1,452
3.2.5	Replace Pool Tennis Court Fence	2003		\$ 24,400	\$ 15,000	\$ 16,121	7	30	7	77%	\$14,820	\$11,362	\$494
3.2.6	Replace Triple Tennis Court Fence	2011	\$ 20,750		\$ 23,000	\$ 21,373	23	30	23	23%	\$22,231	\$5,187	\$741
3.2.7	Replace Pickle Ball Court Fence	2018	\$ 7,538		\$ 5,000	\$ 5,374	30	30	30	0%	\$8,257	\$0	\$275
3.2.8	Replace Short Basketball Court Fence	2011	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,362	23	30	23	23%	\$1,397	\$326	\$47
3.3	Handrails (see "Fencing" Tab for takeoff)												
3.3.1	Replace Wrought Iron Handrails	1945		n/a	n/a	n/a	10	80	10	88%	\$9,527	\$8,337	\$119
3.4	Exterior Lighting (see "Outdoor Lighting" tab)												
3.4.1	Replace Carriage Lt Poles, Mountings &	1973		\$ 20,000	\$ 104,000	\$ 111,774	5	25	5	80%	\$106,320	\$85,056	\$4,253
3.4.2	Replace Carriage Light Pole Circuits/Co	1973		n/a	n/a		5	50	5	90%	\$115,313	\$103,781	\$2,306
3.4.3	Replace Pole Lights at Swimming Pool	1973		n/a	n/a		5	50	5	90%	\$10,400	\$9,360	\$208
3.4.4	Replace Ceiling Fixtures at Entry to B-Units			n/a	n/a		5	15	5	67%	\$3,450	\$2,300	\$230

Appendix A - Full-Funding Analysis of Replacement Reserves

Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated 2003 Study	Replacement Cost Estimated 2008 Study	Replacement Cost Estimated 2012 Update	Remaining Useful Life Estimated 2018	Estimates for the Current Year (2018)					
								Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2018)	Fully Funded Balance	Annual Depreciation Cost
4.0	Recreational Features												
4.1	Swimming Pool (see "Pools Revised" Tab)												
4.1.1	Main Swimming Pool												
4.1.1.1	Whitecoat "Plaster"	2015						7	4	43%	\$13,800	\$5,910	\$1,970
4.1.1.2	Coping Stone	1997				\$ 14,900		30	9	70%	\$19,500	\$13,650	\$650
4.1.1.3	Perimeter Tile	2015						14	11	21%	\$11,300	\$2,420	\$810
4.1.1.4	Transition Tile	2015						14	11	21%	\$2,700	\$580	\$190
4.1.1.5	Main Pool Cover	2017						18	17	6%	\$9,100	\$510	\$510
4.1.1.6	Main Pool Beam/Structure Repair	2009						20	11	45%	\$25,000	\$11,250	\$1,250
4.1.1.7	Main Pool Structure Replacement	1974				\$ 560,000		60	16	73%	\$250,000	\$183,330	\$4,170
4.1.2	Main Swimming Pool Equipment												
4.1.2.1	Main Pool Skimmers	2009						18	9	50%	\$13,500	\$6,750	\$750
4.1.2.2	Main Pool Filters (Cartridge Style)	2009						12	3	75%	\$12,800	\$9,600	\$1,070
4.1.2.3	Main Pool Pump (Heavy Duty-Brass)	2009						25	16	36%	\$10,000	\$3,600	\$400
4.1.3	Wading "Baby" Pool												
4.1.3.1	Whitecoat "Plaster"	2014						7	3	57%	\$3,700	\$2,110	\$530
4.1.3.2	Coping Stone	2014						30	26	13%	\$5,000	\$670	\$170
4.1.3.3	Perimeter Tile	2014						15	11	27%	\$3,100	\$830	\$210
4.1.3.4	Baby Pool Cover	2017						18	17	6%	\$1,300	\$70	\$70
4.1.4	Wading "Baby" Pool Equipment												
4.1.4.1	Wading Pool Skimmers	2009						20	11	45%	\$1,500	\$680	\$80
4.1.4.2	Wading Pool Filter (Cartridge Style)	2009						15	6	60%	\$2,500	\$1,500	\$170
4.1.4.3	Wading Pool Pump (Plastic)	2009						12	3	75%	\$1,500	\$1,130	\$130
4.1.5	Pool Deck												
4.1.5.1	Repair Pool Deck (7.5%)	2017				\$ 2,308		5	4	20%	\$15,500	\$3,100	\$3,100
4.1.5.2	Replace Pool Deck	1974				\$ 65,367		50	6	88%	\$93,700	\$82,460	\$1,870
4.1.6	Pool Accessories/Furniture												
4.1.6.1	Replace Lifeguard Chairs	2006				\$ 6,880		20	8	60%	\$5,000	\$3,000	\$250
4.1.6.2	Replace Large Canvas Awning	2005				\$ 3,083		15	2	87%	\$4,500	\$3,900	\$300
4.1.6.3	Replace Small Canvas Awning	2010				\$ 3,237		15	7	53%	\$3,500	\$1,870	\$230
4.1.6.4	Replace Pool Furniture	2017				\$ -		8	7	13%	\$10,000	\$1,250	\$1,250
4.1.6.5	Replace Dri-Dek Matting @Bathhouse	2015				\$ -		5	2	60%	\$1,900	\$1,140	\$380
4.2	Courts												
4.2.1	Reapply Color Coat At Pool Tennis Cour	2006	\$ 12,620	\$ 8,000	\$ 13,500	\$ 14,509	3	5	3	40%	\$10,000	\$4,000	\$2,000
4.2.2	Renovate/Reconstruct Pool Tennis Cour	2011	\$ 41,655	\$ 20,000	\$ 22,000	\$ 42,905	13	15	13	13%	\$42,905	\$5,721	\$2,860
4.2.3	Reapply Color Coat At Triple Tennis Cot	2011		\$ 10,000	\$ 19,250	\$ 19,827	4	5	4	20%	\$20,422	\$4,084	\$4,084
4.2.4	Renovate/Reconstruct Triple Tennis Cot	2011	\$ 97,366	\$ 45,000	\$ 50,250	\$ 100,287	18	20	18	10%	\$100,287	\$10,029	\$5,014
4.2.5	Reapply Color Coat at Basketball Court	2012	\$ 4,080	\$ 6,000	\$ 4,350	\$ 4,675	4	5	4	20%	\$4,815	\$963	\$963
4.2.6	Renovate/Reconstruct Basketball Court	2012	\$ 17,000	\$ 15,000	\$ 16,600	\$ 16,600	5	20	5	75%	\$30,000	\$22,500	\$1,500
4.2.7	Reapply Color Coat At Pickleball Court		\$ 3,500				2	5	2	60%	\$10,000	\$6,000	\$2,000
4.2.8	Renovate/Reconstruct Pickleball Court		\$ 12,000				2	20	2	90%	\$12,360	\$11,124	\$618
4.3	Tot Lot												
4.3.1	Replace Tot Lot Playground Equipment	2014	\$ 46,000	\$ 15,000	\$ 35,000	\$ 40,138	31	35	31	11%	\$47,700	\$5,451	\$1,363
4.3.2	Replace Tot Lot 6 x 6 Borders	2014	\$ 7,000				10	15	10	33%	\$7,300	\$2,433	\$487
4.3.3	Replenish Tot Lot Pea Gravel	2018	\$ 3,600				4	4	4	0%	\$3,700	\$0	\$925
5.0	Building Exteriors												

Appendix A - Full-Funding Analysis of Replacement Reserves

Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated 2003 Study	Replacement Cost Estimated 2008 Study	Replacement Cost Estimated 2012 Update	Remaining Useful Life Estimated 2018	Estimates for the Current Year (2018)					
								Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2018)	Fully Funded Balance	Annual Depreciation Cost
5.1	Roofs (see "Roofing" tab)												
5.1.1	Slate Roofing Systems			\$ 4,207,400		\$ 6,342,441	66	101	66	34%	\$7,067,224	\$2,429,094	\$70,188
5.2	Dormers (see "Dormers" tab)												
5.2.1	Gable Dormers						30	100	57	43%	\$249,400	\$108,272	\$2,494
5.3	Chimneys (see "Chimneys" tab)												
5.3.1	Chimney Brick Masonry Maint./Repointing			\$ 197,184		\$ 244,198	2	75	2	97%	\$155,168	\$151,030	\$2,069
5.3.2	Chimney Caps (Copper)	1997					17	50	32	36%	\$237,920	\$85,651	\$4,758
5.3.3	Chimney Screens						20	25	20	20%	\$25,000	\$5,000	\$1,000
5.4	Façade												
5.4.1	Masonry Veneer Maintenance/Repointing			\$ 197,184		\$ 244,198	5	5	5	0%	\$150,000	\$0	\$30,000
5.4.2	Replace Shutters			\$ 60,000		\$ 74,306	12	25	12	52%	\$74,306	\$38,639	\$2,972
5.4.3	Replace B-Unit Doors (see "B-Units" Tab)			\$ 5,000	\$ 33,350	\$ 35,843	5	40	5	88%	\$34,500	\$30,188	\$863
5.4.4	Replace B-Unit Common Windows (see "B-Units" Tab)				\$ 11,500	\$ 12,360	2	25	2	92%	\$28,750	\$26,450	\$1,150
5.5	Entrances												
5.5.1	Masonry Stoops (see "Stoops" Tab)					\$ 688,966	20	80	30	63%	\$1,464,290	\$917,507	\$18,304
5.5.2	Porticos at Main Entrances (see "Porticos" Tab)						0	100	25	75%	\$975,100	\$731,325	\$9,751
5.5.3	Canopies at Rear Entrances (see "Rear Canopies")						0	50	0	100%	\$367,200	\$367,200	\$7,344
5.6	Bath House / Maintenance Building												
5.6.1	Exterior Building Renovation						41	85	11	87%	\$250,000	\$217,175	\$2,943

Appendix A - Full-Funding Analysis of Replacement Reserves

Summary Table

Section	Component	Year Last Replaced if Known	Historical Cost If Available	Replacement Cost Estimated 2003 Study	Replacement Cost Estimated 2008 Study	Replacement Cost Estimated 2012 Update	Remaining Useful Life Estimated 2018	Estimates for the Current Year (2018)					
								Useful Life	Remaining Useful Life	Percent Depreciated	Estimated Replacement Cost (2018)	Fully Funded Balance	Annual Depreciation Cost
6.0	Building Interiors & Services												
6.1	Interiors												
6.1.1	Replace B-Unit Interior Finishes	2006	\$ 50,220	\$ 50,000		\$ 57,592	5	12	5	58%	\$57,592	\$33,595	\$4,799
6.1.2	Replace B-Unit Mailboxes (see "B-Units	2011	\$ 9,959			\$ 10,258	33	35	33	6%	\$11,500	\$657	\$329
6.1.3	Refurbish Maintenance Office & Bathhol	2009	\$ 446,909	\$ 12,500		\$ 479,836	41	50	41	18%	\$80,000	\$14,400	\$1,600
6.2	Tools/Equipment												
6.2.1	Replace B-unit Carpet Cleaner	2011	\$ 2,333			\$ 2,403	7	12	7	42%	\$2,500	\$1,042	\$208
6.2.2	Replace Tractor + Accessories	2003	\$ 2,600	\$ 7,500	\$ 2,000	\$ 2,150	3	18	3	83%	\$5,000	\$4,167	\$278
6.2.3	Replace Snow Blower	2010	\$ 1,840				5	13	5	62%	\$1,700	\$1,046	\$131
6.2.4	Replace Pipe Camera & Locator	2015	\$ 10,000			\$ 10,000	17	20	17	15%	\$4,000	\$600	\$200
6.2.5	Replace Pool/Maintenance HVAC	2016	\$ 5,190			\$ -	13	15	13	13%	\$5,500	\$733	\$367
6.2.6	Replace Miscellaneous Equipment					\$ -	5	10	5	50%	\$7,000	\$3,500	\$700
6.3	Services												
6.2.1	Replacement Reserve Study	2018	\$ 10,000			\$ 16,000	5	5	5	0%	\$10,000	\$0	\$2,000
Total Funded Components											\$16,760,229	\$8,242,927	\$317,701

Full-Funding Percentage