



# The Glen Echo

## Newsletter of Fairlington Glen

August 2021

### Calling All Candidates

This year, the Fairlington Glen Board of Directors will have two seats up for election: (1) a seat with a three-year term that is currently held by Glen Vice President Jeremy Wiedemann, who is planning to run again; and (2) another seat with a three-year term that is currently occupied by At-Large Member TJ Doyle, who is also planning to run again. Anyone who wants to run for these seats on the Board is invited to step forward now 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 run for an open slot on the Board, not for a specific office. Immediately after the Annual Meeting, the new Board will hold an organizational meeting to determine its officers for 2022. The only prerequisite for Board service is that its members be co-owners in good standing. 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.

Serving on the Glen Board is voluntary; however, it can be rewarding to know that you're helping to make lasting, positive changes to our community. You also learn much about how things work in your own unit and the Glen's common areas.

Effective service on the Board can also 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. The Glen President and Treasurer are especially busy. 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 the Glen President or any other Board member. You will need to complete a one-page candidate profile and declare your intent to run no later than September 3, 2021. You'll also have an opportunity to briefly address the community at our annual Community Forum on Thursday, September 9, 2021. Volunteers are the lifeblood of any community, and now more than ever your community needs you!

*Jay Yianilos / Editor*

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. Please email him at [jasonyianilos@yahoo.com](mailto:jasonyianilos@yahoo.com).

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

# Latest News From the Board

The Fairlington Glen Board of Directors held their monthly meeting on Tuesday, July 13, 2021, online via Zoom. Here are some of the highlights.

## APPROVED

Moved to approve the proposed 2022 budget with a 1.5% dues increase for submission to the members at the 2021 Annual Meeting.

Moved to hold the 2021 Annual Meeting via Zoom on Thursday, November 4, 2021.

Moved to hold the 2021 Community Forum via Zoom on Thursday, September 9, 2021.

Moved to require that non-landscape variance requests and supporting documents be submitted online, to announce this in the August 2021 newsletter, and to incorporate a conforming change in the next version of the Handbook.

## NOTES

The Pool Committee co-chairs reported that the season is going well despite the earlier concerns about COVID. They have updated some rules, which are posted on our website. Six new chairs have been purchased. The lifeguard shortage remains but the Glen has not been greatly affected by it. August will be challenging since it is possible that the Glen may have only one guard instead of two. Glen residents who know of any prospective lifeguards should direct them to the committee.

The baby pool has structural problems that will likely require off-season repairs. There is apparently an underground leak that Atlantic Pool Service, Inc., the Glen's pool contractor, will have to get under the pool to inspect it for further diagnosis of the issue. Now, while the pool is closed in the evening, the guards turn off the baby pool pump so as to conserve water and not worsen the problem.

## NEXT MEETING

*The next monthly Board meeting is scheduled on Tuesday, August 10, 2021, at 6:30pm. The Fairlington Community Center will remain closed as part of Arlington County's emergency response due to COVID-19, so the meeting will be held virtually via Zoom. Details to access the meeting will be announced as we get closer to the date.*

## *Just a suggestion...*

**Some of the aging County trees lining the streets of the Glen are rapidly shredding leaves and branches. In some cases, larger branches have fallen down. Some have missed parked cars, but some have not. Take care not to park your vehicle under old, moss covered tree limbs (if possible) that are shredding their leaves, especially when you know a storm is on the way.**

# Community Forum to be Held Online



Due to scheduling problems at the Fairlington Community Center, the Glen's annual Community Forum will be held online this year, as it was last year.

Please join us online via Zoom on Thursday, September 9, 2021, at 7:30pm. The log-in link for Zoom will be sent to you via Glen Alerts email after the Glen sets up its new Zoom account.

The Board will discuss the proposed 2022 budget, which is included in this newsletter, and answer questions about it. This forum will also be a prime opportunity to hear from and talk with co-owners who are running for the Board in the fall.

## Variance Requests Must Now be Filed Online

At its July 13, 2021, monthly meeting, the Board approved a requirement that non-landscape variance applications and supporting documents be submitted electronically moving forward.

This will help to simplify processing and make it easier for Greg Lukmire, the Glen's variance coordinator, to process these applications, especially when he is out of town.

The Board members noted that Arlington County recently adopted a requirement that their permitting documents required to support a Glen application also be filed online.

At present, this new rule applies only to regular variance applications, but not to landscape variance applications. Both application forms have been posted to the Glen's website in fillable format.

Non-landscape variance requests should be emailed to Greg Lukmire at [glukmire@verizon.net](mailto:glukmire@verizon.net).

## Work is Underway to Repair Courts

In February 2021, the Board approved a contract with Bishop's Tennis, Inc. in the amount of \$85,564 for repair work on the Glen's four tennis courts and one basketball court. Work has been completed on the triple tennis courts on S. Stafford Street next to Court 1. The Pro-Bounce synthetic overlay received its five-year inspection and recoating to preserve the surface for another five years.



*This depressed area of the Glen's basketball court is readied for repairs. (photo by Mary Bley)*

Work is underway at the single tennis court and basketball court located near the pool. The single tennis court's current asphalt court surface is being replaced by Pro-Cushion, a new overlay technology that uses a rubberized material to overlay the surface. This will be more comfortable for play and is a good deal more durable than asphalt. Work at the basketball court is to fill, blend in, and repaint a depressed area in that court's surface.



*Work is set to go at the Glen's single tennis court. (photo by Mary Bley)*

# Weekday Pool Hours Will be Reduced



Atlantic Pool Service, Inc., the Glen's pool contractor, let us know that weekday pool hours will need to be reduced in mid-late August due to the early opening of our local high schools and the start of high school sports activities.

This year, all of our lifeguards are high school students. When they go back to school, there will not be enough staff available to keep our pool open during regular hours. So there will be a need to reduce those hours to meet the availability of guards.

Once we know when this will begin and the exact hours of operation, we will post it on the Glen website as well as at the pool. Hours may vary based on lifeguard availability. Atlantic Pool will do everything possible to get us as much coverage as they can.

## Kudos & Thanks to Our Pool Contractor

To say that 2020 and 2021 have been challenging years at the Glen pool is an understatement. That said, the Glen's Pool Committee and its pool contractor, Atlantic Pool Service, Inc., have done a terrific job navigating these difficult waters caused by the pandemic.

At the Glen's July Board meeting, Pool Committee Co-Chair Lori Derkay offered her thanks to Atlantic Pool Service for continuing to be such a great partner with the Glen. The lifeguard shortage and the inability to bring international guards to the U.S. these past two years has been rough, and yet Atlantic Pool has done everything to keep our pool open and functioning well.



Please join our Pool Committee in offering a big THANK YOU to Atlantic Pool Service for their outstanding service to the Glen.

Atlantic Pool has been the Glen's pool contractor since 2015.

**Please remember...**

*Cardinal Management Group is now operating on seasonal hours thru September 3, 2021.*

**Hours are:**

**Monday-Thursday / 8:30am-5:00pm**

**Friday / 8:30am-noon**



# 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, six-day per 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.

## Bubble-Style Window Well Covers NOT Allowed

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 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. See the example in the picture to the right.

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.

**NOTE: 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](mailto:fairlingtonglenstaff@hotmail.com) to make arrangements.**



*This flat Plexiglas window well cover is an example of what is approved in the Glen.*



# County Street Tree Removed Near Court 1

From time to time, some of our beautiful Arlington County trees that line the streets of our community have to be removed for various reasons, usually when they become diseased.

In July, a large tree located on S. Stafford Street near the entrance to Court 1 had to be taken down by County crews.

You can see in the picture to the right that the tree's stump and roots grew so large that they were running over into the street and sidewalk.

We hate to lose any of our lovely old trees, but sometimes we have to say goodbye. Soon, Arlington County will replace this once mighty oak with a new, young tree.



*The remnants of an old street tree near Court 1  
(photo by Mary Bley)*

# Court 5 Parking Lot Repaired

With parking lot repairs already completed in Courts 10 and 13, Court 5's lot became the next on the list for a complete overhaul that included milling and paving, new sidewalks, and striping and numbering in the lot. The *Glen Echo* thanks Glen resident Mary Bley for these photos. Meantime, sealcoating and striping in Courts 3, 12, 15, and 16 is still to come.



*Work crews began the process of milling the existing Court 5 asphalt.*



*The Glen Board contracted with Pro-Pave, Inc. for parking lot repairs this summer.*



*A new sidewalk will be installed just behind the Court 5 sign.*

# Maintain Peace in Our Parking Lots



It can be very frustrating to find one or more of your neighbors choosing to not follow Glen rules, especially in regards to parking. There are no excuses here, so please follow this quick refresher on the subject.

Each unit is assigned one parking space within the court's parking lot. Those spaces are numbered and marked "reserved." Therefore, if you have more than one vehicle you are required to find a spot on the street to park it. Nobody is given more than one reserved space.

When guests or contractors visit, please make sure that they are aware of our parking policies and procedures. Don't expect that your friends, family, or even your contractors will know, despite the information being posted on the court signs at the entrance to each of our courts. You have two choices: 1) make your space available to them by parking your car on the street or 2) instruct them to park on the street.

***It is NEVER acceptable to use someone else's space just because it happens to be empty at the moment. Likewise, it is NEVER acceptable to park any vehicle such that it is blocking others.***

Please make it a habit to answer your front door and immediately ask your guests where they parked, and please don't be afraid to tell them that they have to move.

Should you need the use of a neighbor's space for any reason (even if just for a minute to load/unload your car), please ask that neighbor for approval ahead of me. Please keep in mind that not everyone works traditional hours. Some of our residents may be getting home late at night or early in the morning, and their parking space should be empty and waiting for them. There is nothing more annoying than coming home to find your parking space occupied by someone else's vehicle. Remember, each resident or co-owner has the authority to have a vehicle lawfully towed from only the unit's assigned parking space if the resident or co-owner is present with appropriate ID during the tow.

Please follow these simple parking procedures and be a great neighbor.

## K9 Bo Joins the ACPD Staff

Meet K9 Bo, Arlington County Police Department's (ACPD) newest member. K9 Bo is a two-and-a-half-year-old purebred Doberman from Philadelphia. He is trained in explosive detection and will patrol Arlington alongside his handler, Cpl. Williams.

His full name is Sunny Boy, and he is named after a search and rescue dog that responded on September 11, 2001, and assisted with search efforts at the World Trade Center in New York City.









# National Night Out - A Night to Unite



The Arlington County Police Department (ACPD) invites community members and organizations to celebrate outdoor National Night Out (NNO) events on Tuesday, August 3, 2021, from 5:00 to 8:00pm. NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our communities safer and improve the quality of life.

"Following a socially-distant celebration in 2020, ACPD looks forward to reconnecting in-person with neighborhoods across Arlington during National Night Out," said ACPD Chief Andy Penn. "This annual event is a great opportunity for officers and the Arlington community to come together to strengthen neighborhood spirit and build stronger relationships, which are vital to maintaining public safety. I truly believe we are at our best when we are working collaboratively with the community and hope you will join us on August 3."

During NNO, residents in neighborhoods throughout Arlington County and across the nation are asked to turn on their porch lights, lock their doors and spend the evening outside with their neighbors, police officers, firefighters and other County personnel. Outdoor events such as cookouts, block parties and ice cream socials will occur simultaneously throughout Arlington County and nationwide.

## Arlington Now Has Five Open Libraries

Arlington County residents and library patrons are celebrating this summer now that the County has reopened five library locations - Aurora Hills, Central Library, Columbia Pike, Westover, and nearby Shirlington.

Hours at all five open locations are:

***Monday & Tuesday / 10:00am - 5:00pm***

***Wednesday & Thursday / Noon - 7:00pm***

***Friday & Saturday / Noon - 5:00pm***

The five open locations provide full access to the library's collections and unlimited browsing time with no capacity limits, self-service holds pickup, spaced seating for public Wi-Fi and study use, copiers & scanners (excluding Westover), account management assistance, full access to public restrooms and water fountains, and the use of the parking garage at Central Library.



After August 6, public PC's will be available at the five locations. Also, meeting spaces will be bookable online for public use.

Sunday hours are expected to return after Labor Day. Friends of the Arlington Public Library book stores will reopen in the fall, and the Cherrydale and Glencarlyn branches expected to reopen in the fall as well.

# Arlington County Fair Returns

2021 marks the 45th anniversary of the Arlington County Fair, and this year fairgoers will get to enjoy a full fair experience! You'll recall that last year organizers had to cancel the fair and take some events online during the pandemic.

Get ready for the fun and games from August 18 to 22 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street S. Admission is FREE! Enjoy tasty food, thrilling midway rides & games, a kids court, and live entertainment. For more info, visit <https://arlingtoncountyfair.us>.



## **FAIR HOURS**

Wednesday, August 18 / 5:00-10:00pm

Thursday, August 19 / 5:00-10:00pm

Friday, August 20 / 2:00-11:00pm

Saturday, August 21 / 10:00am-11:00pm

Sunday, August 22 / 11:00am-10:00pm

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. Shuttles will operate continuously throughout the Fair between the Arlington Career Center parking lot (816 S Walter Reed Drive) and the Washington-Liberty High School parking garage (1301 N Stafford Street – shuttle pick up on

15th Street N) and the fairgrounds (3501 2nd Street S). Shuttles will be operated by Arlington Public Schools and will be school buses. The round-trip cost to ride the shuttle is \$2 – ages 12 and under and 65 and older ride FREE.

## Choose Arlington's Next Logo!

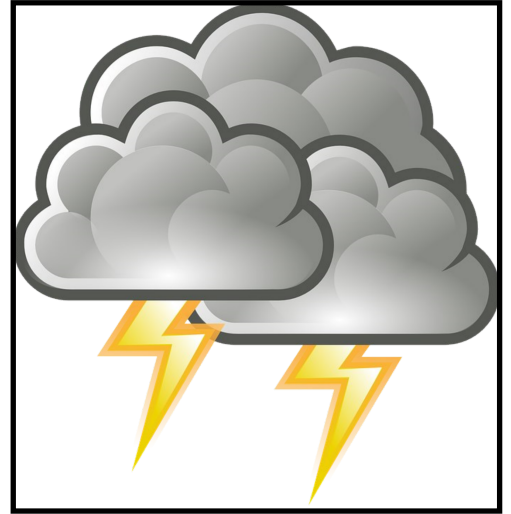


See the options and pick online through September 3

[arlingtonva.us/new-logo](http://arlingtonva.us/new-logo)

# Beware: Five Ways Lightning Strikes People

It is not always possible to know exactly how a victim has been struck, but here is a list of five ways that lightning strikes its victims, provided by the National Weather Service / National Oceanic and Atmospheric Administration. Any of these types of strikes can be deadly. Immediate medical attention, including calling 911, starting CPR, and using an AED, may be critically important to keep the person alive until more advanced medical care arrives.



**DIRECT STRIKE** - A person struck directly by lightning becomes a part of the main lightning discharge channel. Most often, direct strikes occur to victims who are in open areas. Direct strikes are not as common as the other ways people are struck by lightning, but they are potentially the most deadly. In most direct strikes, a portion of the current moves along and just over the skin surface (called flashover) and a portion of the current moves through the body - usually through the cardiovascular and/or nervous systems. The heat produced when lightning moves over the skin can produce burns, but the current moving through the body is of greatest concern. While the ability to survive any lightning strike is related to immediate medical attention, the amount of current moving through the body is also a factor.

**SIDE FLASH** - A side flash (also called a side splash) occurs when lightning strikes a taller object near the victim and a portion of the current jumps from the taller object to the victim. In essence, the person acts as a "short circuit" for some of the energy in the lightning discharge. Side flashes generally occur when the victim is within a foot or two of the object that is struck. Most often, side flash victims have taken shelter under a tree to avoid rain or hail.

**GROUND CURRENT** - When lightning strikes a tree or other object, much of the energy travels outward from the strike in and along the ground surface. This is known as the ground current. Anyone outside near a lightning strike is potentially a victim of ground current. In addition, ground current can travel in garage floors with conductive materials. Because the ground current affects a much larger area than the other causes of lightning casualties, the ground current causes the most lightning deaths and injuries. Ground current also kills many farm animals. Typically, the lightning enters the body at the contact point closest to the lightning strike, travels through the cardiovascular and/or nervous systems, and exits the body at the contact point farthest from the lightning. The greater the distance between contact points, the greater the potential for death or serious injury. Because large farm animals have a relatively large body-span, ground current from a nearby lightning strike is often fatal to livestock.

**CONDUCTION** - Lightning can travel long distances in wires or other metal surfaces. Metal does not attract lightning, but it provides a path for the lightning to follow. Most indoor lightning casualties and some outdoor casualties are due to conduction. Whether inside or outside, anyone in contact with anything connected to metal wires, plumbing, or metal surfaces that extend outside is at risk. This includes anything that plugs into an electrical outlet, water faucets and showers, corded phones, and windows and doors.

**STREAMERS** - While not as common as the other types of lightning injuries, people caught in "streamers" are at risk of being killed or injured by lightning. Streamers develop as the downward-moving leader approaches the ground. Typically, only one of the streamers makes contact with the leader as it approaches the ground and provides the path for the bright return stroke; however, when the main channel discharges, so do all the other streamers in the area. If a person is part of one of these streamers, they could be killed or injured during the streamer discharge even though the lightning channel was not completed between the cloud and the upward streamer.

## **Budget and Fees Proposed for 2022**

— Maynard H. Dixon, Jr., Treasurer —

At its meeting on July 13, 2021, the Board approved the draft 2022 budget and fee schedule below for submission to Glen co-owners this autumn before the Thursday, November 4, 2021 Annual Meeting. The recommended budget would be based on a monthly fee increase of 1.5%, in comparison to the 3.3% increase adopted last year.

The budget table below has a column for the second draft of the audit of 2020, the latest one available. The final audit report is not yet available because Cardinal Management is investigating why the Account 61420 Maintenance Payroll in the second draft is about \$10,000 over the amount budgeted for 2020 (not shown). The overage was most likely due to an internal misclassification that took place when expenses for the current onsite manager were mistakenly posted to this account, rather than to Account 1137 Management Onsite, after our first onsite manager, who was a Glen employee, was replaced by the current one, who is a Cardinal Management employee. Thus, when the internal misclassification is corrected in the final report, the final balance will be the same.

Any Glen co-owner seeking a detailed, line-by-line explanation of the recommended budget should contact me, at [MaynardDixon@verizon.net](mailto:MaynardDixon@verizon.net).

### **A Budget for Unfavorable Trends**

This budget presumes that two unfavorable trends squeezing the Glen will continue in 2022: (1) interest rates on reserve funds remaining low; and (2) contractor bid prices continuing to rise in the DC area due to increased demand and rising labor costs. We are also likely to see larger than usual increases in the costs of property insurance and electricity. We have attempted to offset these increased costs by reducing discretionary landscape spending, constraining pool spending, eliminating contributions to our contingency reserve, and constraining contributions to our replacement reserve.

### **Budget Projection Methods**

The easiest to project expenses are: (a) those, such as trash collection, contract landscaping, accounting, management, and pool operations, that are based on contracts that extend over future years; and (b) those that are discretionary, such as the Pool Committee and non-contract landscaping.

Other expenses are more difficult to project because they are not fixed by contracts, but we can still develop reasonable estimates based on known facts. For example, we can project water/sewer expense fairly easily because we know when and how the County will be changing its rates and we have (thanks to Glen volunteer Bill Worsley) accurate data on water consumption usage and trends.

The most difficult to project expenses are those that involve randomness, especially if the account is new and we have no experience to draw from. The best approach for this category is to budget long-term based on the best data we have. If we do this consistently, we will be more likely to balance the account over time even though individual years will come in too high or too low. To do this, I have relied on trend lines, or historical averages. For example, I have used this approach for health care costs, certain administrative expenses, and pool repair.

*(continued on page 13)*



## Highlights

The highlights of the budget are discussed below. Figures were left unrounded 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 highly volatile and subject to political pressure to keep interest rates low. If the current rock bottom interest rates were to rise even by a half percentage rate, the dollar increase in our interest income would be huge, but we cannot base our budget on an increase that may not occur.

The Account 30270 Interest projection of \$32,808 is what Morgan Stanley projects will be earned on our reserves for one year from April 30, 2021 under the reserve level and the investment mix in effect on that date. This projection is conservative because it presumes that, in 2022: (1) investable funds will not increase from their April 30, 2021 level; and (2) the Federal Reserve Board will not be further increasing interest rates to ward-off inflation.

As in prior years, the 2022 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.** To restrain the dues increase, total landscape accounts spending would be decreased, from the \$119,276 approved for 2021 to \$114,960. You can see the details in the spreadsheet below.

- **Onsite Manager.** Our onsite manager, unlike our 2-person maintenance crew, is a part-time Cardinal Management Group employee who works a dedicated 20 hours/week for the Glen. We reimburse Cardinal for his salary and related expenses. Although Cardinal pays him, Cardinal allows the Glen to determine how much he is to be paid and to pass through budgeted pay raises to him.

For 2022, the budget for Account 51137 Management On-Site would grant him a 1.8% pay raise, to \$31,129. The remaining \$3,194 would reimburse Cardinal for the Glen's share of the cost of Cardinal's contribution to his health insurance (see the discussion of health insurance, below).

Our current way of accounting for the reimbursed expenses of our onsite manager is confusing and difficult to budget. The problem arises because we also reimburse Cardinal for the Glen's share of miscellaneous expenses that are related to his employment, such as employer's share of social security tax. We have been posting these related reimbursements to Glen accounts that record the same expenses for our own two employees, such as Account 61301 Fed. FICA Tax. A better approach would be to post all expenses related to his employment – his basic salary and all related reimbursements -- to a single Glen account. This is a new process, and we are working with Cardinal to smooth this out moving forward.

- **Maintenance Payroll.** The budget for Account 61420 would grant the Glen's two maintenance employees a 1.3% pay raise. We believe that this increase is reasonable in light of the compensation received by other area employees over the years. From 2011-2021, their pay has increased (1) only slightly more than what DC area employees as a whole have been receiving but (2) significantly more than (a) the increases granted to federal employees, federal retirees, and social security retirees and (b) the percentage increases in the cost-of-living indices in the DC area.

- **Cardinal Management.** Our Account 51120 basic management fee is set under our contract with Cardinal Management Group. That fee has not been a major factor driving Glen dues increases. Under our contract with Cardinal, the fee is adjusted annually according to changes in the Consumer Price Index for urban workers (CPI-W) for the metropolitan Washington, D.C., area.

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For 2022, assume that: (1) our agreement will be renewed in 2022 based on the same CPI-W adjustment formula; and (2) a projected 2022 rate of inflation of 2% will be applied to Cardinal's 2021 basic management fee of \$65,472. Thus, our estimate for 2022 is  $\$67,716 = [\$66,388.61 (2021 \text{ Actual Annualized})] [1.02]$ .

- **Management Schedule B.** In 2019, we created a separate account for Cardinal's Management Contract 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. The numbers of transactions fluctuate from year to year. The charges 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.

In 2022, as in 2020 and 2021, I projected Contract Schedule B charges using a trend line. The 2022 budget based on the trend line equation would be \$8,796.

- **Insurance.** In August 2020, insurance unexpectedly turned into a major cost driver. The increase was market wide; it had nothing to do with the Glen's loss history. Our then existing carrier was demanding a premium that would have increased our \$81,174 total insurance cost by \$57,649 -- to \$138,823. Fortunately, just before our September Board meeting, a smaller insurer serving Virginia offered us a main-package policy that increased our total insurance cost to a less damaging \$101,549. The final increase figure came too late to be worked into a 2021 budget that had already been put to the community.

Unfortunately, our insurance agent is projecting a weighted average cost increase of another 10% when our policies come up for renewal in October 2021. Using her projected increases for the categories of insurance that we carry, the projection for calendar year 2022 is \$112,301.

- **Painting.** The cycle for 2021 will involve painting the 73 units in Courts 5-8. To capture the effect of inflation, I constructed a trend line beginning in 2016, when we began to hire better quality painters. As a data point, include the contracted unit cost of the 2021 work in Courts 1-4 =  $\$119,892/103 = \$1,164/\text{unit}$ . The trend line equation projects a 2022 unit cost = \$1,205, which would be 3.5% increase over 2021. Elsewhere we are projecting construction related cost increases of only 2.99%, but the increases for painting seem to have been rising more rapidly, most likely due to government mandates; so, we will stick with the 3.5% increase projected by the trend line. Thus, our estimate is  $(\$1,205/\text{unit})(73 \text{ units}) = \$87,965$ .

- **Carpentry.** Our Account 61284 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.

In 2022, the work will involve the 73 units being painted in Courts 5-8. For a unit cost estimate for 2022, begin with the average of the costs/unit of the work involved in the last 3 contracts (2018-2020) = \$311, which seems in line with the higher costs since 2017. Thus, the cycled carpentry cost would be  $(\$311/\text{unit})(73 \text{ units}) = \$22,703$  without inflation.

For an estimate of contractor price inflation for 2021-2022, use the Turner Construction Cost Index. Due to the effect of COVID on business, this index was steady in 2020. It is reasonable to assume that the economy will be in recovery but not booming during 2021-2022. Consistent with this assumption, assume further that the increase in this index over each of these years is likely to be between the 0% in 2020 and the 5.98% increase in 2019 before the economy began to decline =  $0\% + 5.98\% = 2.99\%$ . After adjusting for our estimated construction cost inflation of 2.99% in each of the two years from 2020 to 2022, we get  $\$22,703 (1.029)(1.029) = \$24,039$ .

*(continued on page 15)*

During 2022, there will most certainly be some spot repair work, which was interrupted in 2020 due to COVID. For spot repair work, add another \$6,749 (the 2016 - 2019 average for spot repair work).

Thus, our total estimate for 2022 = \$24,039 (cycled) + \$6,749 (spot) = \$30,788.

- **Roof Repairs.** For 2022, we propose a budget of \$43,850, in comparison to the \$35,071 budgeted in 2021. Roof repairs include (1) proactive, court-cycled work that is identified by our engineering consultant; (2) spot work arising out of unexpected damage reported by residents; and (3) a program of roof soft washing that began in 2021. There are opposing forces at work; but, on balance, I see an upward trend continuing in 2022. Contact me if you want to know why.

**(1) Cycled Spot Work.** In 2022, the cycled roof inspection and work will take place in Courts 5-8. Due to the pause in 2020, the most recent cost/unit data is from 2016-2019. If the average cost/inspected unit of our contracted cycled work in 2021 for the 73 units in Courts 5-8 were equal to the average of years 2014-2019, that cost would be \$345. This is too high because it includes a substantial amount of the costly first-cycle repair work that has already been done and will not have to be repeated in subsequent cycles. I estimate that the actual cost/inspected unit is likely to be closer to \$250. Assume that roof work inflation between 2020 and 2022 will be as estimated above for carpentry. Thus, 2022 = [ $\$250/\text{unit}$ ][73 units] [1.029][1.029] = \$19,324.

**(2) Unplanned Spot Work.** If we assumed that the unplanned spot work will accrue to the uncycled remaining 279 Glen units in 2021 at the same average per-unit cost that it accrued to the uncycled remaining units in 2017-2020 (see Data Table tab below), the average cost/unit would be \$53/unit. Assume that roof work inflation between 2020 and 2022 will be as estimated above for carpentry. Thus, our estimate for 2022 unplanned spot work is [ $\$53/\text{unit}$  (279 uninspected units)][(1.029)(1.029) (inflation between 2020 and 2022)] = \$15,657.

**(3) Soft Washing.** In 2021, we paid EkoTek \$18,298 to clean the roofs and the wood for the 120 units in Courts 1-5, which is \$152/court unit = \$18,298/120 units. We will probably continue this in 2022 for the remaining 56 cycled units in Courts 6-8. If we assume that the work needed/court unit is the same as in Courts 1-5 and that EkoTek charges the same cost/worked unit, adjusted for inflation, our estimate for 2022 = [ $\$152/\text{unit}$ ][56 units][1.029 (construction inflation)] = \$8,759.

**Total Budget.** Thus, our total for 2022 = \$19,324 (Cycled) + \$15,657 (Spot) + \$8,759 (Soft Washing) = \$43,740.

- **Damage Claims.** This account records four types of claims expense (debits): (1) expenses for property damage that is expected to be covered by the Glen's insurance; (2) payments to satisfy co-owner damage claims against the Glen that are not covered by insurance because they are less than the threshold, usually expenses under the By-Laws for the initial clean-up of sewer backups; (3) bills that are paid by the Glen in emergency situations (usually involving plumbing) but that must be reimbursed by the owner because the damage is an owner responsibility; and (4) claims against third parties for expenses that we paid but can be recovered by litigation, such as legal fees.

*(continued on page 16)*

Account 61370 Damage Claims would be budgeted at \$9,359, in comparison to the \$9,825 budgeted for 2021 and the \$28,848 budgeted in 2020. The budget for 2021 was substantially lower than for 2020 due to the exclusion of any payments to Whiteford & Taylor for environmental litigation, which settled in July of 2020. The date does not reveal a trend, so I based my estimate on the simple average of the prior 4 years 2017-2020, with the following adjustments: unreimbursed Whiteford & Taylor legal bills excluded since we are no longer incurring this expense; exclusion of a claim that was reimbursed by insurance; and an additional \$3,000 to reimburse owners for possible interior damage due to the soft washing of roofs. Contact me if you want the detailed computations.

● **Health Insurance.** The total cost for our own two employees and our onsite manager is projected to be \$24,298. Because of the way that Cardinal manages our accounts, this total is spread over two accounts, as follows:

(1) Account 71070 Group Insurance. This account records: (a) what we spend on the health insurance of our own two employees; and (b) a credit that Cardinal Management grants us for what our onsite manager contributes to the cost of this insurance.

(2) Account 51137 Management Onsite. This account records payments to reimburse Cardinal for our share of Cardinal's contribution to the health insurance cost of our onsite manager (in addition to base salary reimbursement).

#### Account 71070 Group Insurance

After our employees became unable to piggyback on Cardinal Management's plan in 2014, we have been providing them with high benefit, small group family coverage from CareFirst Blue Cross. Examining the annual premium tables provided by Blue Cross, we can see that the cost of this coverage changes with the age of the insured, the number of dependent children under age 26, and the same hard-to-predict regulatory and market considerations that influence medical insurance cost in general. In 2021, the Glen began to benefit substantially from the fact that the premium declines when an employee's dependent adult turns age 26.

The expense for our two employees is best projected by a trend line. A trend line will capture the effect of age-dependent changes in the premiums, general inflation in the economy, and inflation in regulatory and medical costs that affect all providers. The lines that I have developed closely fit the data. Solving the trend line equation, we estimate their 2022 expense to be \$22,404 for both employees by themselves, with dependents no longer included since they will have both aged out by the end of 2021.

For the credit that Cardinal grants us for our onsite manager's contribution, assume that it will continue at its June 2021 monthly level throughout 2022. Thus, in 2022, the total credit would be  $12[(\$108.37)] = \$1300.44$ .

#### Account 51137 Management Onsite

This year, we are reimbursing Cardinal Management for the Glen's share of what it contributes to the cost of our half-time onsite manager who, unlike his predecessor, is a Cardinal employee. The current annualized cost of this contribution is \$3,042. Assume that, in 2022, Cardinal will be paying the same 5% increase in the cost of its contribution that is projected for the Glen's two employees. Thus, in 2022, we should be reimbursing Cardinal  $(\$3,042)(1.05) = \$3,194$ .

Total Cost 2022. Thus, in 2022, we project total insurance cost to be \$22,404 [Glen's 2 employees] + \$3,194 [Onsite Manager Reimbursement] - \$1,300 [Credit for Ben's Contribution] = \$24,298.

*(continued on page 17)*



- **Electricity.** Expect Account 71030 Electricity cost to begin biting into our budget. The increased cost should be due to rate increases, not usage increases.

Changes in usage. Usage/outlet is not likely to change significantly from 2020 levels. I do not foresee major additions to outlets or lamp posts in 2022.

Rate Changes. Electricity rates in Virginia are most difficult to project, unless you work for the regulatory agency. Contact me if you want the details. We can, however, be fairly certain that the flat rates that prevailed during 2015-2019 are likely coming to an end. Our 2020 bill increased by about 10% over 2019. With new legislation after the 2018 election, rate increases to attain carbon-free energy goals are inevitable, but we cannot be sure when and how much. Rates are also subject to separate fuel cost adjustments that cannot be predicted. In May 2020, however, the utility predicted that, over the 10 years beginning in 2019, rates would increase by an average of about 3% annually to comply with renewable energy mandates.

Weighing the factors. Assume that usage will not change significantly from its 2020 level. Lacking any better rate predictor, budget 2022 at the amount billed in 2020 level increased by the expected 3%/year increase predicted by the utility in 2020 for 2021 and 2022: \$10,634 (1.03)(1.03) = \$11,282.

### 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 buffer against uninsurable disasters, dues revenue drops due to adverse governmental employment developments, and hidden property defects.

At the end of 2020, there was substantial improvement due in large part to our recovery of legal fees expended in litigation over an environmental matter, as shown by the table below. We ended 2020 with an EOF = \$321,712 = 19% of our assessment revenue of \$1,696,442.

	2020	2019
Account 25620 Reserve/Contingency	102,053.00	125,880.00
Account 20410 Unappropriated Members Equity	111,838.30	111,830.30
Profit (Loss)	107,820.44	(32,227.00)
EOF	321,711.74	205,483.30

(continued on page 18)

Because we ended 2020 with an EOF at almost our targeted 20% and will be contributing our 2020 surplus plus another \$8,400 to contingency in 2021, we will budget Account 90061 Contingency Reserve contribution for 2022 at \$0. This will help to minimize the 2022 dues increase.

- **Replacement Reserve.** The proposed 2022 budget would increase the scheduled replacement reserve contribution to \$669,548 up from the \$648,480 budgeted in 2021. Due to lagging interest on our reserve funds, the total contribution to our replacement reserve, including a conservatively estimated after-tax interest contribution, would be only \$695,467, in comparison to the \$685,865 budgeted in 2021. The 1.4% percentage growth in our total contribution would be only half of the 2.8% annual increase in replacement asset costs projected in our 2018 reserve study. This lack of proportional growth cannot continue indefinitely without causing us to fall backward away from, rather than progress toward, full funding of reserves (reserves = accrued depreciation).

Nevertheless, I recommend that we constrain our reserve contributions in 2022. Here is why:

(1) I am proposing to limit our dues increase to 1.5% in light of recent hefty dues increases and limited pay raises for government employees in the DC area.

(2) The harm would be minimal. We can make some of our assets, such as our fences and parking lots, last a few years longer. Even with this slowed contribution to reserves in 2022, we would continue to make some progress toward full funding, at least in 2022 -- because the total budgeted contribution of \$695,467 (regular contributions + interest) would that year still exceed the \$627,686 (depreciation + replacement cost inflation) projected by our 2018 reserve study to accrue in 2022.

(3) The projected interest on our reserves is necessarily projected conservatively, but this could change. Current interest rates are at rock bottom levels. They have nowhere to go but up. If interest rates finally begin to rise in 2022, the actual increase in our replacement reserve that year could be much larger.

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*(continued on pages 19-21)*

**PROPOSED 2022 BUDGET**

<b>MANAGEMENT</b>	<b>ACCOUNT</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>ACCOUNT</b>	<b>NAME</b>	<b>Balance After Audit (Second Draft)</b>	<b>Budget After Late 2020 Landscape Revision</b>	<b>Budget</b>
	<b>INCOME</b>			
30100	Assessment Income	1,696,442.00	1,754,089	1,780,290
30270	Interest	42,748.51	52,655	32,808
30290	Bad Debt Recovery	9,504.00	1,652	2,095
30171	Late Fees	1,150.00	1,612	1,566
30190	Pool Income	0.00	368	368
30260	Misc. Income	10.75	80	50
	<b>Total Income</b>	<b>1,749,855.26</b>	<b>1,810,456</b>	<b>1,817,177</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
51020	Postage	0.00	244	115
51030	Office Expense	2,800.64	2,071	4,502
51031	Copying/Printing	1,369.25	1,453	1,069
51050	Training & Education	25.00	100	100
51250	Entertainment & Social	37.02	100	100
51500	Misc. Expense	356.05	2,185	1,156
51550	Misc. Administrative	5,373.30	5,232	5,087
51110	Auditing, Taxes, and Accounting	7,150.00	7,250	7,750
51090	Legal Fees	15,521.73	17,500	17,000
51092	Legal Fee Reimbursement	(266.00)	(2,450)	(547)
51120	Management Fee	66,575.82	66,781	67,716
51125	Management Schedule B	8,508.50	8,282	8,796
51000	Telephone & Related	3,488.11	4,313	4,020
	<b>Total</b>	<b>110,939.42</b>	<b>113,061</b>	<b>116,864</b>
71050	<b>INSURANCE</b>	<b>88,206.89</b>	<b>86,193</b>	<b>112,301</b>
	<b>PERSONNEL</b>			
51137	Management On-Site	11,206.75	30,576	34,323
61420	Maintenance Payroll	107,999.18	101,777	103,100
61301	Fed. FICA Tax	7,545.87	8,206	8,324

61308	Fed. Medicare Tax	1,704.64	1,919	1,946
61302	VA Unemployment Tax	24.33	175	22
61303	Fed. Unemployment Tax	126.00	168	102
71070	Group Insurance [Health]	29,878.62	29,300	21,104
61300	Payroll Administration	8,586.43	9,742	8,926
61360	Uniforms	551.06	800	550
61431	Temporary Help	7,243.77	5,500	6,000
	<b>Total Payroll</b>	<b>174,866.65</b>	<b>188,163</b>	<b>184,397</b>
	<b>UTILITIES</b>			
71030	Electricity	10,634.38	10,100	11,282
71010	Water/Sewer	191,583.78	196,083	200,245
	<b>Total Utilities</b>	<b>202,218.16</b>	<b>206,183</b>	<b>211,527</b>
	<b>POOL COMPLEX</b>			
61150	Pool Contract	40,374.34	41,350	47,850
61145	Pool Repair and Maintenance	6,667.39	8,974	8,564
61156	Pool Furniture	312.66	1,750	400
51258	Pool Committee	435.34	2,500	2,141
	<b>Total Pool Complex</b>	<b>47,789.73</b>	<b>54,574</b>	<b>58,955</b>
	<b>LANDSCAPING</b>			
61180	Landscaping Maintenance Contract	69,638.53	86,478	88,208
61188	Tree Service [after 2018 -- work related to maintenance and reserve projects]	0.00	3,000	3,000
61557	Landscaping Non-Contract	31,919.88	25,632	20,000
61570	Landscape Replacement [Damage from Contractor Negligence or Weather]	2,700.00	4,166	3,752
	<b>Total Landscaping</b>	<b>104,258.41</b>	<b>119,276</b>	<b>114,960</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
61025	Painting and Decorating			
61310	Exterior Painting	88,914.85	113,233	87,965
61284	Carpentry	23,750.00	40,589	30,788
61200	Property Repairs	43,031.66	32,000	35,127
61460	Roof Repairs	29,421.00	35,071	43,740
61010	Vehicle Expenses	410.77	952	876
61247	Playground Equipment	742.40	2,000	5,455
51106	Professional Fees	9,407.00	15,227	14,385
	<b>Total Repairs &amp; Maintenance</b>	<b>195,677.68</b>	<b>239,072</b>	<b>218,336</b>



50400	<b>BAD DEBTS EXPENSE</b>	<b>0.00</b>	<b>3,179</b>	<b>2,825</b>
	<b>INCOME TAX ACCOUNTS</b>			
71140	Income Taxes	<b>8,737.00</b>	<b>15,270</b>	<b>6,889</b>
95000	Provision for Income Taxes			
	<b>TOTAL EXPENSES</b>	<b>967,908.50</b>	<b>1,116,191</b>	<b>1,121,710</b>
	<b>RESERVE CONTRIBUTIONS</b>			
90000	Replacement Reserve	631,955.00	648,480	669,548
90005	Replacement Reserve Interest	33,771.32	37,385	25,919
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	8,400.00	8,400	0
	<b>Total Reserve Contributions</b>	<b>674,126.32</b>	<b>694,265</b>	<b>695,467</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>1,642,034.82</b>	<b>1,810,456</b>	<b>1,817,177</b>
	<b>BALANCE OF INCOME AND USES OF INCOME ( - DEFICIT)</b>	<b>107,820.44</b>	<b>0</b>	<b>0</b>

### PROPOSED FEE SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone in 2022 (\$1,780,290), 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 (1.5% in 2022), but the differences will not accumulate:

Unit Type	% Ownership	2021	2022
Arlington	.00379	\$554	\$562
Barcroft (I)	.00243	\$355	\$361
Barcroft (E)	.00250	\$365	\$371
Braddock (I)	.00195	\$285	\$289
Braddock (E)	.00202	\$295	\$300
Clarendon (I)	.00297	\$434	\$441
Clarendon (E)	.00304	\$444	\$451
Dominion	.00351	\$513	\$521
Edgewood (I)	.00263	\$384	\$390
Edgewood (E)	.00270	\$395	\$401

## Fairlington Glen Contact List (August 2021)

### **BOARD OF DIRECTORS**

President	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
Vice President	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>
Secretary	Susan Hunchar	4327 S. 36th	703-402-3228	<a href="mailto:susanhunchar.fairlingtonglen@gmail.com">susanhunchar.fairlingtonglen@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) / Chair Michael Wells (Court 7)**

1 (27 units)	Allison Merhaut	3507B S. Stafford	412-996-7518	<a href="mailto:allison.merhaut@gmail.com">allison.merhaut@gmail.com</a>
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	Daniel Oakley	3561 S. Stafford	704-996-2231	<a href="mailto:daoakley@gmail.com">daoakley@gmail.com</a>
4 (23)	<b>VOLUNTEER NEEDED</b>			
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)	<b>VOLUNTEER NEEDED</b>			
12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	<a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</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. 35th	703-575-7864	<a href="mailto:ellenmcdermott@yahoo.com">ellenmcdermott@yahoo.com</a>
15 (36)	Mike Hahn	4270 S. 35th, #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>

### **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			<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Landscape	Tina Collier	3581 S. Stafford, #A1	864-325-9004	<a href="mailto:glenlandscaping@gmail.com">glenlandscaping@gmail.com</a>
Pool (co-chairs)	Lori Derkay	3566 S. Stafford	703-379-2895	<a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</a>
	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</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	703-795-5865	<a href="mailto:glukmire@verizon.net">glukmire@verizon.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		703-565-5244	<a href="mailto:c.lewis@cardinalmanagementgroup.com">c.lewis@cardinalmanagementgroup.com</a>
Onsite Manager	Ben Mengstab		703-820-9567	<a href="mailto:b.mengstab@cardinalmanagementgroup.com">b.mengstab@cardinalmanagementgroup.com</a>
	<i>(Ben's hours: Tuesday &amp; Friday 8:30am-5:30pm and Wednesday 1:30-5:30pm)</i>			

### **EMERGENCY NUMBER (after business hours and on weekends and holidays) 703-569-5797**

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

# August 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 National Night Out / 5:00-8:00pm	4	5	6	7 Bulk Trash Pick Up
8	9	10 Board Meeting - 6:30pm	11	12	13	14
15	16	17	18 Arlington County Fair / 5-10p	19 Arlington County Fair / 5-10p	20 Arlington County Fair / 2-11p	21 Arlington County Fair / 10a-11p
22 Arlington County Fair / 11a-10p	23	24	25	26	27	28
29	30	31				

# September 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 Board Candidate Entry Deadline	4 Bulk Trash Pick Up
5	6 	7 	8	9 Community Forum - 7:30pm	10	11
12 	13	14 Board Meeting - 6:30pm	15	16 	17	18
19	20	21	22	23	24	25
26	27	28	29	30		