

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

May 10, 2022 Board Minutes

Online via ZOOM

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), TJ Doyle (At-Large Member), Susan Hunchar (Secretary), Amy Steliga (On-Site Manager). Candace Lewis, (Management Agent; Cardinal Management) was not present.

CALL TO ORDER: The meeting was called to order at 6:30 p.m. by the President via Zoom.

RESIDENTS' FORUM: Seth Theuerkauf (Ct. 6 and Maintenance Committee); Joy Bickelhaupt (Ct. 10 and EV Committee Chair); Carol Goodloe (Ct. 10 Rep, Pool Committee Co-Chair and Tennis Committee Co-Chair); Shirin Wertime (Court 12 and Co-Chair Landscape Committee); Jay Yianilos, Editor, [The Glen Echo](#)

Seth Theuerkauf noticed that TruGreen lawn signs are in the grass today but questioned what was applied. The On-site Manager and the Landscape Co-Chairs will be meeting with Professional Grounds contact to talk about the products they and their sub-contractors use. The Treasurer mentioned that our trees drain nutrients from the soil and need replacement.

BOARD MEETING MINUTES: 05.12.2022.01 MOTION. Moved to approve the minutes of the April 12, 2022 Board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President: The President was pleased with getting through winter and entering spring and noted the recent heavy rains. He thanked the Treasurer and Management Agent for working to get us through the year since prices are increasing. He noted that Thora Stanwood of Ct. 2 and active Glen resident told him about the Arlington Neighborhood Village (ANV), a non-profit organization helping older residents of Arlington County continue living in their own homes. The Fairlington Presidents will have a member of the ANV as a guest speaker at their next meeting and he will report on that. He has been in contact with the Arlington County arborist who has given him contact information for the State extension agent for guidance on soil analysis concerning the recurring problem with plantings along King St. He also announced there will be a scheduled meeting in June with the County to observe and discuss the blight problem that has hit the Photinia along the Quaker Lane fence. The County is not using those plants and he noted that the Secretary might consider inviting a few of the Landscape Committee members to

attend. The Vice-President noted that Chris Bell of Ct 8 is probably interested in those meetings.

Vice-President: The Vice-President thanked the On-Site Staff and Manager for their work over the past several difficult weeks. He spoke with a resident and Ct Rep about the King St. fencing who suggested using a fabric “liner” along the fence. The resident will put a piece of the fabric as a trial. The Vice President noted that our King St. fence is at the bottom of the incline on King St. and does not offer privacy. The Treasurer added that the boxy fences deteriorate rapidly and suggested planting more trees along the fence; but they die readily. The Landscape Co-Chair asked to be kept updated about the King St. and Quaker Lane “tree fences” since these are major landscape issues and plans.

Treasurer: **05.12.2022.02 MOTION.** Moved to approve the Kolas carpentry repair work for \$11,958 in EX. H in the Management Report. Motion was approved. He is working on the 2023 budget and will have the draft by the end of May. The low interest rate on our reserves is a matter of current concern. He and the President will be meeting with Cardinal Management’s management in June concerning some changes that have to be made with our contract. He asked the On-Site Manager to give him the fee for the recent playground inspector’s work for his budget proposal.

Secretary: **05.12.2022.03 MOTION.** Moved to ratify the earlier unanimous email vote for the variance request of Allison Whitt and Andrew Leftwich for a kitchen remodeling at 3539A S. Stafford (Ct. 2) having the door between the kitchen and dining room removed. Motion was approved.

05.12.22.04 MOTION. Moved to ratify the earlier unanimous email vote for the 2022 swimming pool rules for The Glen Handbook. Motion was approved.

05.12.22.05 MOTION. Moved to ratify the earlier unanimous email vote to allow private swim lessons on Sunday mornings. Motion was approved.

05.12.22.06 MOTION. Moved to ratify the earlier unanimous email vote for the Kolas amended paint proposal for Courts 5-8 in the amount of \$77,275. Motion was approved.

05.12.22.07 MOTION. Moved to ratify the earlier unanimous email vote for the HEMAX Court 12 paver walkway for 3578-3588 S. Stafford St. in the amount of \$2285 . Motion was approved.

05.12.22.08 MOTION. Moved to ratify the earlier unanimous email vote for the Professional Grounds drainage work at 3562 S Stafford St. in Court 12. Motion was approved.

05.12.22.09 MOTION. Moved to nominate Shirin Wertime and Mary Stephens (both of Ct. 12) as Co-Chairpersons of the Landscape Committee. Motion was approved.

At-Large Member: The At-Large Member will continue to make sure all systems are working.

COMMITTEE REPORTS

Pool Committee – The Co-Chair provided a summary of recent actions and preparations for pool opening:

Chair lift installation will be before the pool opening; Atlantic has a full schedule of guards; Kathryn Coggins will be returning as the onsite pool manager and head lifeguard; pool passes will be distributed before the pool opens; repairs to baby pool have been completed; the Fairlington Fins swim group will be using the Glen pool the week of July 25. They will be there Monday-Thursday from 4-6pm and on Friday from 6-7pm. The deep end will be available to Glen residents while the FINS are at the pool; the Opening Pool Party is scheduled for June 11 4-7pm; thanks to Jay Yianilos for great items in [The Glen Echo](#). The Treasurer asked that the committee present their requests for the 2023 budget for the Pool Committee and the pool furniture by the end of May.

Landscape Committee - The Co-Chair noted that she and the other Co-Chair, Mary Stephens, will alternate attending the Board meetings. She noted that walk-arounds of all 16 courts have been completed and high, med or low categories assigned to issues. 22 hi-priority issues are for the current year for the removal and replacement of dead or dying plants due to lots of damage to shrubs by heavy snow and to hire an arborist to take stock of several diseased or dying trees. Angela Donatelli shared the latest remaining budget figures. Sod replacement for Ct. 10 parking lot will come out of the LSC budget. The Committee is prioritizing; area along S. Stafford St.- Ct 4 has a bare slope; number of areas along S. Stafford that don't have grass growing in shade. Several Fairlington gardeners have walked around with the Co-Chair giving tips; along King St...trees dying but there are suitable native trees and tall shrubs to replace them. English Ivy is a huge issue - invasive and lots of it; the budget is not enough to get rid of ivy on fences and on buildings; the other Co-Chair has written a piece for [The Glen Echo](#) about ivy and asking residents to remove from sides of units and fence around patios. Discussion about ivy violations and enforcement was clarified by the Treasurer and President. The President noted that the unit owner can be told to remove ivy from inside the patio; the on-sight staff can remove ivy from the plant beds and along the fences. The Vice-President noted that when a unit is for sale, those usually have to be addressed. The LSC wants to pursue planting native plants wherever possible and the President is ok with those areas that the Glen maintains with beds in front or sides; for those with Landscape variances, he hesitates to impose restrictions on them. The President asked for a list of invasive plants for this area. The Co-Chair reiterated that residents

need to know what they can and can't plant and we have to educate people about what can/can't be planted. There is a possibility of getting two free canopy trees from the County and that will cover all the costs including planting. The Treasurer reported that he has increased the 2023 Landscape budget by at least \$5000 more than the current year. He suggested talking to your networks to discover if owners know about non-invasive plants. The President noted that the County will help with resources for the Quaker Lane plant/tree fence replacement.

E-Charging Committee – The Chair contacted Dominion Power about EV's (electric vehicles) and initiated a work order to initially assess the sites being considered. A Preliminary Load Letter from a registered electrician for about \$250.00 should be submitted to Dominion to have them check the electricity, connections, etc. at the proposed site near the Maintenance office parking spaces for 2 charging stations. The Treasurer asked who pays for the electricity for the charging and the Chair reported that the charging station will have a meter that will bill the user(s). President asked if there are enough residents who have /getting electric vehicles to make it an economical venture. There are several issues with the income stream that will be worked out. The County is not immediately installing chargers on the streets. It is assumed that it will be 4-5 years to payback the costs of installation and become income stream. Discussions about different ways to handle the charging costs, etc.... do we have enough residents with or about to get ev's to provide number of chargers, income for non-member use; the [Glen] will not subsidize the effort. The County might have free chargers and we need to find out the County's plan. The Villages has arrangements whereby a non-resident pays a bit more for use; the Commons has a different system whereby only residents may use their system. The President asked if we have enough residents who have or plan to get an EV in order to ensure income from the system.

MANAGEMENT REPORT The On-site Manager presented pictures of samples and pricing for tot lot benches and reported that the Glen needs at least 2 replacements. The Treasurer noted that it will be a Reserves expenditure. The Vice-President noted that perhaps the Board should go to the area and see if any modifications should be made for placing the benches. The Board decided to table the choice and discuss at a later time. The On-Site Manager presented two proposals for sodding the median area around the Ct. 10 parking lot. The Board approved the BrightView Landscape Services proposal of \$1632.40 Approved.

Unfinished Business - None

NEW BUSINESS - None

OLD BUSINESS – None

Miscellaneous

EXECUTIVE SESSION Moved to go into Executive Session at 8:20 pm. Motion passed unanimously.

The Board reconvened in regular session at 8:27 p.m.

ADJOURNMENT The meeting was adjourned at 8:28 p.m. by the President.

Susan Hunchar, Secretary Respectfully submitted,

The next scheduled meeting of the Board is June 14, 2022 at 6:30 p.m. and will be held virtually via Zoom.