



The Glen Echo

Newsletter of Fairlington Glen

February 2023

Volunteer Needed to Chair Landscape Committee

The Glen's Landscape Committee is searching for a new Chair, and this is may be a perfect opportunity for you to volunteer for your community.

The objective of the Landscape Committee is to assure that the Glen's landscape is maintained in an attractive, high-quality manner that is environmentally sensitive and complements the entire community. In furtherance of this objective, the committee:

- Guides the implementation of long-range landscape plans for the improvement of the common areas (all areas except those within patios).
- Proposes standards to the Board for landscape maintenance of the common areas.
- Works with the onsite manager and contractors in planning non-contract landscape work throughout the year.
- Monitors the implementation of landscaping efforts. Monitors the landscape contract implementation and reports any issues to the onsite manager.
- Communicates regularly with the community about landscape efforts.

The committee works closely with the Board to implement landscape policies & recommend policy changes. While the committee facilitates discussion of policies and practices, it is the Board that is ultimately responsible and to whom residents should turn when differences of opinion or problems arise. The Board is open to all views and will make decisions based on what is appropriate in a condominium environment with jointly-owned common areas.

Those interested should contact Board Secretary Susan Hunchar, who serves as the Board's liaison to the Landscape Committee, at susanhunchar.fairlingtonlen@gmail.com.

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.

The *Glen Echo* is published online each month on the Glen website, at <https://www.fairlingtonlen.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 canceled their monthly meeting on Tuesday, January 10, 2023. Here are some of the highlights from the last meeting held on December 13, 2022.

APPROVED

Moved to ratify the earlier email vote to approve a contract with Bishop's Tennis, Inc. in the amount of \$11,730 to repair cracks and resurface the Glen's asphalt pickleball court.

Moved to ratify the earlier email vote to approve a revised contract with Kolas Contracting, Inc. in the amount of \$22,961 for exterior carpentry repairs in Courts 5-8.

Moved to ratify the earlier email vote to approve a three-year contract with Capitol Services of Virginia for trash removal and recycling from December 1, 2022 through November 30, 2025 at \$6,240.84 per month (\$74,890.08 per year) with 3% increases in the second and third years. Special pick-ups will be additional. Any adjusted rates will be effective when dump fees or recycle rates increases take effect.

Moved to ratify the earlier email vote to approve a contract with Dwyer Plumbing, Heating, and Air in the amount of \$27,750 for sewer line repairs with full rear patio replacement at 4204 36th Street S. (Court 7).

NOTES

The Secretary, who serves as the Board's liaison to the Landscape Committee, reported that the first round of native plantings were done. She and the onsite manager have been working with the native plant consultant for the spring plantings.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, February 14, 2023, at 6:30pm. The Fairlington Community Center has reopened, but due to ongoing COVID-19 concerns, the meeting will be held virtually via Zoom. Details to access the meeting will be announced as we get closer to the date.

PRESIDENTS DAY - MONDAY, FEBRUARY 20

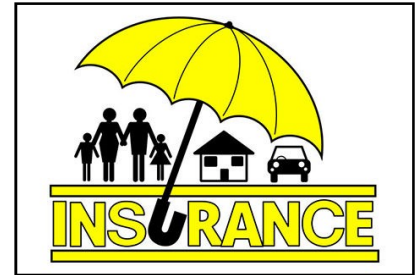
Just a reminder...



Cardinal Management Group and the Glen's onsite manager & onsite staff will be off. Regular hours resume on Tuesday, February 21.

What You Should Know About Insurance

The By-Laws require the Council (Fairlington Glen Board of Directors) to obtain certain insurance policies to protect common property and, to a limited extent, individual unit owners. In addition to the master policy, the Council has workers' compensation, employee liability, fidelity bond, directors' and officers' coverage, a commercial umbrella, and vehicle coverage.



MASTER POLICY - The master policy covers buildings against various perils including fire, wind, lightning, and water damage. The coverage is "all risk" and equals the full replacement cost of the building up to the finished walls and floors in each unit, subject to deductibles and some items not normally insured.

The master policy covers your unit in the condition as of the condominium conversion in the 1970's. It does not cover the contents and it does not cover "betterments and improvements" such as carpets, appliances, cabinets, or countertops. For example, replacement cabinets and a granite countertop would be covered only for the replacement value of the original cabinets and Formica countertop.

If an insurance loss occurs, the co-owner is responsible for the deductible (now \$5,000). The master policy will pay based on terms in effect at the time of the loss. If a loss is sustained jointly by co-owners, the deductible is shared among them as determined by the Board of Directors.

HOMEOWNER'S POLICY - Given the exclusions and deductibles under the master policy, resident co-owners should have individual insurance which is known as an HO-6 policy. This can provide coverage for personal property, unit improvements, betterments, additions and alterations, additional living expenses, and personal liability. You are also advised to get insurance that will cover the amount between the deductible on your own policy and the substantial deductible of the master policy. Co-owners are urged to get a special sewer backup endorsement for coverage of personal property damaged by a sewer backup. Most insurance carriers offer riders on homeowner policies for sewer backups and floods.

Non-resident co-owners may not need coverage for personal property or additional living expenses; however, they do have all the other insurable exposures of a resident owner. They may also be insured for loss of rental income. Renters should purchase an HO-4 policy to provide coverage for personal property, additional living expenses, and personal liability.

The Board strongly recommends that you discuss insurance coverage with your insurance broker and obtain any necessary protection. Check out Policy Resolution 03-1 in the Glen's Handbook for procedures relative to master insurance claims and losses.

If you have questions about what is covered under our master policy, contact USI, our insurance agent, at 703-678-0788. Certificates of insurance may be retrieved online at www.eoidirect.com.

Reminder About Real Estate Signs



Sorry to use Alan as an example, but this type of real estate "post" sign is not allowed in the Glen.

The Glen's Handbook addresses signs on pages 42 & 43. If you are planning to move, please be sure that your real estate agent is aware of this important info.

No sign, notice or advertisement, other than those listed below, shall be inscribed or exposed on or at any window or other part of the unit or the common or limited common elements, without approval in writing by the Board, nor shall anything be projected out of any window without similar approval.

Real Estate Signs

- Realtor or co-owner sale, rental, and lease signs shall be no larger than 24" x 36". No more than one outside sign shall be installed in the common area and close to the unit affected.
- No "post" signs (e.g., 4" x 4" post with cross bars) are allowed.
- A sale, rental, or lease sign may be placed in one window of a Braddock unit provided the sign is no larger than 24" x 36". No other units may post such signs in windows.
- No signs shall be placed on trees, porches, fences, or on the traffic islands at S. Stafford/36th Streets and S. Utah/36th Streets.
- Direction signs for open houses may be placed from sundown on Friday to sundown on Sunday and legal holidays, and they may be placed between the street curb and the county sidewalks (if any). They must be no larger than 24" x 36".
- No more than one sign for each real estate agency shall be placed at any court entrance and shall not obstruct the vision of vehicular traffic.

Broken Glass in Trash Injures Contractor

We were notified by Capitol Services of Virginia, our trash and recycling contractor, that one of their workers was recently injured by picking up a trash bag that contained loose pieces of broken glass. The worker needed stitches, but is ok.

Please not dispose of broken glass simply in plastic trash bags. All broken glass should be put in a sealed cardboard box within a plastic bag or by itself in a box labeled as broken glass for regular household trash. Our contractor no longer accepts glass for recycling, whether intact or broken. Residents seeking to recycle glass may deliver it to sites maintained by Arlington County, one of which is in the Arlington Trades Center at 2700 S. Taylor Street in Shirlington.

Prevent FOG; Can the Grease!



Long-time co-owners and residents are always quick to tell the newbies - we must care for our aging sewer system here in Fairlington. This is so important. And one way to do that is to prevent FOG! Whether the sewer system is old or new, residents must always prevent FOG - Fats, Oils, & Grease - from entering the pipes.

FOG cannot only clog your arteries, but they can also clog sanitary sewer pipes. When poured down a drain, butter, cooking oil, lard, and meat scraps can form large chunks of grease that ultimately block the sewer pipes and result in sewage backups. These items should never be put down a drain or toilet in Fairlington.

FOG in your pipes can lead to raw sewage overflowing into your home, expensive repairs, health risks from exposure to contaminants found in sewage, and odor problems.

Instead, save your cash and put the FOG in the trash!

Keep this in mind when you're cooking and cleaning up in the kitchen, such as when you make bacon, brown ground beef, or get ready to dispose of salad dressings made from oil. Keep an empty metal can or glass jar and pour cooking grease into the container. Allow the grease to cool before throwing it into your household trash. Also, use paper towels to wipe out the remaining grease from a cooking pan prior to washing. Even salad dressings made with oil should not go down the drain, so wipe those plates and bowls with paper towels before rinsing. Place liquid oils in a sealable container before disposing in your regular household trash.

Think Before Using your Disposal

Given the fact that our water/sewer pipes throughout Fairlington are often old and fragile, the following items must never be put down a kitchen sink drain: celery, onions, pulpy fruits, grease, pasta, rice, coffee grounds, corn husks, potato peels, shrimp shells, bones, caulk, paint, or anything substantial.

Our units, of course, are equipped with disposals, which are defined as an electronically operated device fitted to the waste pipe of a kitchen sink for grinding up food waste. But food waste, such as described above, shouldn't be in the sink drain anyways.

Also, if you need to use your disposal, please remember it's loud and can be heard in neighboring units. Be considerate and use it only during normal hours.



Always think about what should not go down your kitchen sink drain AND please only use your disposal during normal daytime hours so as not to disturb your neighbors.

Stoop Repairs Underway

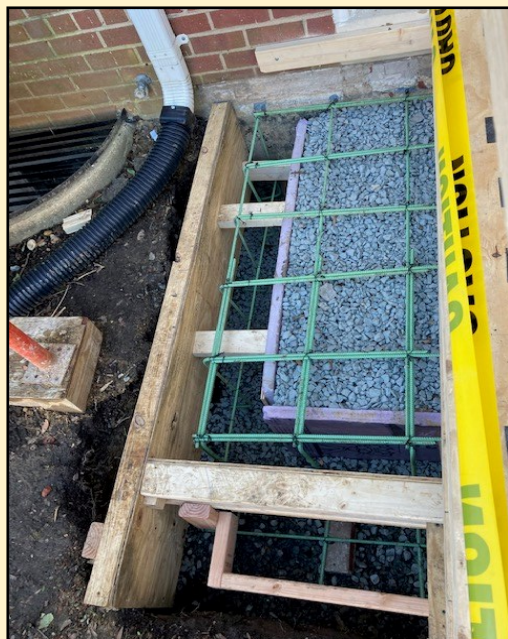
The Board has contracted with Culbertson Company of Virginia, LLC to perform stoop replacements at certain addresses located in Courts 2, 5, 6, and 15. The project began last month in Court 2 and will soon expand to Courts 5, 6, and 15. Here are some photos from the repairs in Court 2.



Work began at 3547 A & B S. Stafford Street.



Crew members examine the foundation at 3555 S. Stafford Street after demolishing the existing stoop.



The beginnings of a new stoop at 3551 S. Stafford Street, a B Building.



Crew members have installed a temporary ramp to access the B Building.

Board Responsibility is Taken Seriously

Our community is more than just a neighborhood. In many ways, it's a lot like a business. Collectively, our regular monthly assessments amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. And our neighbors who have volunteered and been elected to serve on the Board are responsible for making critical decisions, on behalf of all co-owners and residents, about managing the community and our money.



The Board also develops long-range plans about the parts of the community that are shared property, such as when the parking lots need to be repaved and when the roofs and stoops need to be replaced. The Board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown.

The Board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. Board members decide who will do the best job of managing the pool each summer at the best price. They also decide what company is the most reliable to hire to mow the grass and maintain our common area landscape.

The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional manager and onsite manager, the Board is ultimately responsible for overseeing association operations. Be sure to communicate with the Board regularly, observe Board meetings, and attend Annual Meetings to elect responsible Board members and to participate in the conversations about significant community issues.

Daylight Saving Time Returns Next Month



In case you've been wondering when we change the clocks again, the answer is Sunday, March 12, 2023, when we officially return to Daylight Saving Time. That means at 2:00am please set your clocks forward one hour - or change your clocks before you go to bed on Saturday night. You'll lose an hour of sleep that night, but gain daylight in the afternoon.

Plus, this is always a great time to remind you to change the batteries in your smoke detector.

Daylight Saving Time in the United States begins on the second Sunday of March and continues until the first Sunday of November.

Trends For Community Associations



For more than 40 years, the Foundation for Community Association Research has published the U.S. National & State Statistical Review for Community Association Data as part of the Community Association Fact Book. The report is the only one of its kind, using American Community Survey and American Housing Survey data to better align state-level community association research. This data is designed to help members like you to stay on top of current trends in our industry. Research itself broadens your horizons and gives you the tools you need to make better business decisions and inspires you to connect to your community.

The 2021-2022 U.S. National and State Statistical Review for Community Association Data shows that 74.2 million Americans, or roughly 28% of the U.S. population, now live in a homeowners association, a condominium community association, or a housing cooperative, collectively referred to as community associations or planned communities. Fairlington Glen, for example, is a condominium community association.

There were approximately 358,000 community associations in the U.S. as of 2021, according to the Foundation's estimates. Homeowners associations account for 58%–63% of the total, followed by condominium communities with 35%–40%, and cooperatives at 2%–4%. Estimates show the value of homes in community associations is nearly \$11 trillion.

In the wake of the June 24, 2021, partial collapse of Champlain Towers South condominium in Surfside, FL, industry experts say a new focus on healthy reserve funds is essential for community associations. The new report shows that about \$26.6 billion in assessments are contributed to association reserve funds for the repair, replacement, and enhancement of common property, e.g., replacing roofs, resurfacing streets, repairing swimming pools, meeting new environmental standards, and implementing new energy-saving features.

According to the report, California leads the nation with 50,010 associations, home to 14.3 million residents. Florida has the second-most with 49,420, followed by Texas (21,680), Illinois (19,010), North Carolina (14,440), and New York (14,170). Last year, there were roughly 355,000 community associations in the U.S., and the Foundation estimates that number will increase to nearly 363,000 this year.

IN VIRGINIA

Number of associations - 8,890

Estimated number of units in associations - 786,000

Number of residents living in associations - 2,010,000

Community associations have been growing consistently and successfully for decades. The overwhelming majority (89%) of homeowners and condominium association residents rate their overall experience living in a community association as “very good” (38%), “good” (28%), or “neutral” (23%), according to the 2022 Homeowner Satisfaction Survey, also produced by the Foundation.

Register Now & Start Training

Mark your calendars, start training, and get registered now! The Fairlington 5K & 1 Mile Fun Run is set to return on Saturday, April 29 at 8:30am.

The Fairlington 5K & 1 Mile Fun Run is a non-competitive, family-friendly, dog-friendly event hosted in coordination with the Fairlington Citizens Association (FCA), A Cure for Ellie, and Abingdon Elementary.

Their mission is to promote health and physical fitness, while bringing the community together for a good cause. Money raised goes to support physical education programs at Abingdon Elementary, as well as research into LBSL – a rare brain and spinal cord disease affecting 15-year old Fairlington resident Ellie McGinn.



Over its first seven years, the Fairlington 5K raised over \$130,000 to kick start medical research at the Kennedy Krieger Institute in Baltimore that we hope will cure Ellie's rare, degenerative condition, which slowly robs kids of their ability to walk. The research team is currently exploring a number of potential drug therapies, including small molecule, ASO and gene therapy.

As always, the 5K will start near Abingdon Elementary School, cross the I-395 overpass, wind past the Fairlington Community Center, pass thru the Glen, and then end back at the school. There is an optional 1 mile walk & fun run for families with small children.

Dogs and strollers are always welcome. Temporary road closures will be announced prior to the event so that Fairlington residents can plan accordingly that day.

For more information or to register, visit www.fairlington5k.com.

REGISTRATION INFO

Adult early bird 5K registration is \$35

Kids ages 6-16 5K registration is \$20.

1 Mile Fun Run/Walk is \$20 for adults / Kids ages 6-16 \$15 / Kids 5 and under are FREE

REGISTER EARLY FOR YOUR FREE T-SHIRT

Fairlington Glen Contact List (February 2023)

BOARD OF DIRECTORS

President	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
Vice President	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixon@verizon.net
Secretary	Susan Hunchar	4327 S. 36th	703-402-3228	susanhunchar.fairlingtonglen@gmail.com
At Large	TJ Doyle	4134 S. 36th	202-306-5291	tj.doyle.fairlington.glen@gmail.com

COURT REPRESENTATIVES GROUP (CRG) / Chair Michael Wells (Court 7)

1 (27 units)	Allison Merhaut	3507B S. Stafford	412-996-7518	allison.merhaut@gmail.com
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		thorastanwood@gmail.com
3 (27)	VOLUNTEER NEEDED			
4 (23)	Elizabeth Dreazen	4133 S. 36th	847-208-0198	edreazen@aol.com
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	fdferraro1@verizon.net
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
7 (16)	Michael Wells	4208 S. 36th	571-429-1018	mike_8453@yahoo.com
8 (16)	Chris Bell	3617 S. Taylor	850-723-5814	bellcrt@yahoo.com
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	VOLUNTEER NEEDED			
12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	lori.derkay@outlook.com
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35th, #A2	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixon@verizon.net

COORDINATORS and COMMITTEE CHAIRS

Archivist	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixon@verizon.net
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixon@verizon.net
Glen Echo	Jay Yianilos			jasonyianilos@yahoo.com
Landscape	VOLUNTEER NEEDED			glenlandscaping@gmail.com
Pool (co-chairs)	Lori Derkay - 703-379-2895 lori.derkay@outlook.com / Carol Goodloe - 703-232-5142 cagoodloe@comcast.net			
Tennis (co-chairs)	Carol Goodloe - 703-232-5142 cagoodloe@comcast.net / Sandy Thurston - 703-244-2761 sandy2swim@gmail.com			
Variance	Greg Lukmire	4234 S 35th	703-795-5865	glukmire@verizon.net
Onsite Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management		703-565-5244	c.lewis@cardinalmanagementgroup.com
Onsite Manager	Amy Steliga (Amy's office hours: Monday thru Thursday 10:00am - 2:00pm and Friday working remote)		703-820-9567	a.steliga@cardinalmanagementgroup.com

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.).

February 2023

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

March 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Bulk Trash Pick Up
5	6	7	8	9	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	31	