

FAIRLINGTON GLEN BOARD OF DIRECTORS

Board Minutes August 8, 2023

Online via Zoom

**ATTENDEES:** Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Susan Hunchar (Secretary), Amy Steliga (Onsite Manager), Candace Lewis (Management Agent)

**ABSENT:** TJ Doyle (At-Large Member)

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

**RESIDENTS:** Lori Derkay (Court 12 Court Representative; Co-Chair Pool Committee); Jim Heileman (Court 12; Landscape Committee Member); Shirin Wertime (Court 12); Liz Fios (Court 16); Jay Yianilos (Editor, The Glen Echo)

**RESIDENTS' FORUM:** Shirin Wertime of Ct. 12: The Treasurer described the PSE (Power Systems Electric Corporation) systems we are purchasing. Shirin reported that she was disappointed that the Board did not make more effort for feedback from residents. The Vice-President noted that the topic of carriage light replacement had been talked about in several meetings over the past two years, but also agreed to take this feedback and try to do better in communicating when implementing future large projects.

Jim Heileman of Court 12 had two concerns: (1) the paint on front stoop pillars is peeling a lot and (2) the drainage between the side of Court 12 and side of Court 11 is not doing well. The Onsite Manager noted that the drainage issue is being addressed shortly.

Liz Fios of Ct 16 asked about her request for the path between Courts 16 and 15. The Treasurer noted that if it is not done this fall, it will be done in 2024 especially if the cost is split between this year as a down payment and the remainder on the 2024 budget. Liz also reported that her front bushes are too large and need to be trimmed or replaced.

**MINUTES: 08.8.2023.01 MOTION.** Moved to approve the minutes of the July 11, 2023 Board meeting. Motion passed unanimously.

**REPORTS OF OFFICERS:**

**President:** The President noted that the recent heavy rain and thunderstorms might have caused some damage and those should be reported to the Onsite Manager. He thanked the Pool Committee Co-

Chairs and Committee for their time and work. The President urged that owners read our bylaws on the website and the handbook to learn about the Glen and many useful things. He noted that owners can recommend changes to the bylaws when needed.

**Vice-President:** The Vice-President joined the President and the Onsite Manager to see the possible concerns dealing with the units that have steps near the alleyways between Courts 6 and 7 and 12 and 13. The alleys are being redone and might affect certain units. He also noted that recent storms have caused a lot of havoc but showed the good shape we are in; we lost one large tree and some limbs. He thanked the Onsite Staff for all the work they did after the storms. As intense as the storms were, the damage was not as bad as possible. He noted that if anyone notices a branch hanging or another hazard, please report that to the Onsite Manager. The President noted that areas north and south of us suffered worse than we did in the storms; winds did not get as high here. He also reported that we keep our trees trimmed so the worst hazards are removed. The Treasurer noted that if it is a County tree, the County will come out and address potential hazards.

**Treasurer: 08.8.2023.02 MOTION.** Moved to approve the revised Common Property Maintenance Manual with an additional change updating the Appendix Scheduled Maintenance Tasks provision on changes to the B Unit carpet cleaning to conform to a more intensive cleaning schedule approved by the Board in a prior meeting. The Motion passed unanimously.

He asked the Onsite Manager to post the Common Property Maintenance Manual in the confidential portion of the website.

He suggested flood preparation to the Onsite Manager: check drain entrances, remove leaves and other items from trouble-some gutters. We might want to send out a preparation notice to owners/residents or a Glen. The President asked that getting the flood prediction in advance and keep checking drains and gutters clear. The Treasurer noted that the Glen is low and we've installed a lot of drains and that topography doesn't lend itself to work that will reduce flooding risk. He noted that The Arbor has excellent topography for drainage.

The President noted that our topography will allow the water to come into our basements and we've had several incidents.

The Treasurer reported to Shirin Wertime that we don't have rain gardens because we can't keep burying water since it raises the water table and hydrostatic pressure. He did note that there is a possible site for a rain garden near the playground that has the big drain toward the street.

**Secretary: 08.8.2023.03 MOTION.** Moved to ratify the variance request of Santiago Lopez and Lucia Dussan of 4207 36<sup>th</sup> St. South for converting the existing attic into living space and a bathroom and two skylights. Motion approved unanimously.

**At-Large Member:** The At-Large member was absent.

**Pool Committee:** The Co-Chair noted that she wanted to thank the Onsite Manager, the Onsite Staff and Professional Grounds (ProGrounds) for cleanup work done quickly in Court 12 after the recent storm. The Co-Chair noted that there was not much to report since it is close to the end of the season. There will be a bit more inconsistency as lifeguards return to school. We will rely on temporary or international guards and Atlantic Pools Sales & Service, Inc. is making it possible to keep our pool hours. Atlantic helped with the announcement of an oncoming bad storm. The President seconded the appreciation of the Committee and the Atlantic staff for handling all the difficulties that kept the pool open as much as possible.

**Tennis Committee:** On behalf of the Tennis Committee, the Pool Committee Co-Chair reported that when finished playing, the players should lock the gate to preserve the condition of our tennis courts.

**Landscape Committee:** The Secretary noted that there are still no candidates interested in chairing the Committee. If anyone finds someone who might be interested, please contact the Secretary or have the person contact her.

We have a tree trimming project forthcoming that will also have a few trees removed.

Native plants that have been planted are doing well but a few did not; we have to do this month's checkup. We may want to ensure some plants get watered well.

Shirin asked if there is any consideration for planting native trees and whenever we are replacing, if we will consider to what type of trees will be commitment to replace trees with more appropriate trees. The President noted that we most likely will; we are not deliberately removing trees that are not native and not removing a healthy plant but will consider planting native trees as much as possible. Shirin asked if there is there a commitment to replace trees one-to-one. The President said that we have not made a commitment to replace any trees we want to but want to maintain our tree canopies and is concerned about the large old trees along the streets that are County responsibility. Shirin urged to apply for a free canopy tree from the County that they offer twice a year; the Secretary and President noted that we have been in touch with the County. We did it in the past and hope to continue. The Treasurer noted that we need more volunteers to help with landscape work.

The Treasurer and President asked whether our trees along the King St. perimeter are doing well and being watered. The Secretary noted that Patrick Murray, a Court 6 resident, has been doing a great job of watering the new trees in that area for a nice barrier between the Glen and King St.

The President reported that the Quaker Lane planting along the Meadows doesn't look really good but the new trees are small trees that will grow. The Vice-President noted that some photinia there had been cut down and have regrown faster than the new plantings.

**08.8.2023.04 MOTION.** Moved to request the Professional-Grounds proposal for trimming or removing about 67 trees and shrubs that have not done well for a total price of \$9175.00 and a lot of work that has to be done on some of the trees. Motion passed unanimously.

**Security Committee:** The present Co-Chair reported that the Co-Chairs of the Security Committee plan to have a meeting for members of the community about some findings there have been. A man has been to Courts 6, 2 and 3 knocking on doors, sitting in a B Building and requesting money. If anyone sees this or something similar, they should call the police and notify the Security Committee by the Committee's inbox. Next is deciding about giving power of attorney (POA) to the police so they are able to come onto Glen property. The President asked the Co-Chair to have wide distribution about the upcoming Security Committee meeting. The Vice-President noted that the website and the Handbook have information for B Building residents concerning acquiring front door locks for B Buildings.

**Fence Committee:** The Vice President would like to renew the Committee. Jim Heilemann of Court 12 was looking for an update at this meeting from two to three years ago concerning repair and replacement.

Exterior fences...any consideration to maintain the chain link or adopt the wooden like the rest of South Fairlington? We have metal fence in place but suggest wooden like others along; metal fence is working and replacing would be aesthetics not function; not enough room with the large wood fences areas; wood are more expensive; tested plastic for blocking traffic; wood turns grey; boards start warping; wooden is significant cost because they have to be replaced; metal fence can be painted; most of the fence along King St. has the deterioration runoff that from King St. chemicals. There is not much concern with metal fences; wood fences along King St. by other communities wear out faster since boards warp, turn grey; microburst about 10 years ago.

Hemlocks are well-beyond their lives; we would be losing those tall thin trees that would be by wooden fences. Runoff from chemicals is not good for wooden fences.

Management Report -- Nothing to report

Unfinished Business -- Nothing to report

New Business – The Treasurer spoke about trash cans along the streets of the Glen and asked for any support for removing them; a lot of junk is put in them, maintenance staff spends time to remove the

trash on county sidewalks. The President mentioned the people who walk their dogs, more positive to have the cans, we clean up our property cleaner and neater and he hesitates to remove the cans; The Vice President reported that North Fairlington installed brick walls with three cans in each court (or more); the difference is that the person can't put out on your stoop; birds & squirrels don't get into the receptacles; a person with a mobility problem cannot put the trash on their porch. The Treasurer will walk around the other areas in Fairlington and report back.

**Miscellaneous** – Nothing to report

**Executive session** – Moved to go into executive session at 7:59pm

The Board reconvened in open session at 8:12p.m.

After returning to open session, the Board validated their approval of onsite staff labor rates for cleaning a patio.

The Board agreed unanimously to waive a late fee, in the amount of \$25, for account 69FGLN306503.

**ADJOURNMENT:** The meeting was adjourned by the President at 8:18 p.m.

Respectfully submitted,

Susan Hunchar, Secretary

The next scheduled meeting of the Board is Sept.12 at 6:30p.m.

The meeting will be held virtually via Zoom.