



The Glen Echo

Newsletter of Fairlington Glen

October 2023

Condo Association or HOA - Which is the Glen?

I know I'm getting a bit technical here, but I continue to hear residents in the Glen refer to the association as an HOA (Homeowners Association). It's time to set the record straight. The Glen, as well as all of the associations in Fairlington, is a condominium association. While similar, there are key differences between condo associations and HOA's.

The main difference lies in the type of property development that the given association covers. Typically, a homeowners association governs a planned development of single-family lots. A condo association, on the other hand, regulates a common structure or series of structures containing multiple units.

In a condo association such as the Glen, co-owners have the power to manage their units while the Board handles all of the association's duties. General common elements to be used by all co-owners include the swimming pool, the tennis courts, the basketball court, the pickleball court, the areas in front/beside/behind all of the structures, sidewalks within the courtyards, parking lots, roofs of all buildings, all gutters/downspouts, and the sewers/pipes below the common areas. Maintenance, repair, and replacement expenses of these common elements are association expenses.

In an HOA, each homeowner pays for the repair, maintenance, and replacement costs of their unit and their land/property. Unit owners also possess no ownership interest in their community's common areas. The HOA's own the common areas, and homeowners may use such elements unless they violate the regulations imposed by the HOA.

One more thing. As a result of the smaller obligations in relation to repair, maintenance, and replacement, HOA fees tend to be lower than condominium association fees of communities of similar sizes.

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.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, September 12, 2023. Here are some of the highlights.

APPROVED

Moved to approve a contract with Power Systems Electric (PSE) in the amount of \$2,800 to upgrade the previous purchase of clear pane acrylic lanterns for the new carriage lights to glazed pane acrylic lanterns.

Moved to approve the newly revised Glen Handbook (September 2023). *Changes detailed on page 5 of this newsletter.*

Moved to instruct management: (a) to reallocate \$41,880.11 from *Account 25620: Reserve Contingency* to *Account 30410 Members Equity/Retained Earnings*; and (b) on the asset side of our balances sheet accounts, to transfer the same amount from our contingency fund bank *Account 12000 CIT Market - 9191* to our operating fund bank *Account 10000 CIT Operating - 5461*. The Treasurer explained that, each year, after the audit, we do an inter-equity accounts transfer to ensure that we have adequate funds in our operating bank account but not more than needed. The \$41,880.11 is our audited overall budget deficit for 2022. When we have a surplus, we move funds in the opposite direction.

Moved to renew the Glen's master insurance policy package with USI Insurance Services for 12 months starting September 24, 2023, in the amount of \$215,920. *See article on page 6 of this newsletter for more info.*

Moved to ratify the earlier unanimous email vote to approve a contract with FH Furr in the amount of \$19,057 for emergency sewer repairs at 3536 S. Stafford Street, #A-1 (Court 13).

Moved to ratify the earlier unanimous email vote to approve establishing a limited Power of Attorney with the Arlington County Police Department for common areas of the Glen.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, October 10, 2023, at 6:30pm. The meeting will be held virtually via Zoom. Details to access the meeting will be announced as we get closer to the date.

SAVE THE DATE!



The Glen's Annual Meeting will be Thursday, November 2, 2023, at 7:00pm.

All co-owners and residents are invited to attend.

The meeting will be held online via Zoom / Access info to be announced.

Annual Meeting Mailer Coming



By October 5, 2023, we will have mailed the Annual Meeting package to all co-owner addresses that we have on file. When you get this package, please open it immediately and vote - either electronically or by paper proxy.

Please do not put the mailer into a pile of papers where it will be forgotten. We absolutely must make quorum for the Annual Meeting to occur. All sorts of bad things can happen if we cannot reach quorum, ending with the placement of our residences into receivership.

ATTENTION CO-OWNERS: PLEASE VOTE IN THE GLEN ELECTION!

The Glen's quorum requirement is only a tiny 25% of co-owners, yet we sometimes struggle to reach quorum and often do not find out whether we've made quorum until we are uncomfortably close to the meeting date. We need to do better.

Log-in to the Glen's Annual Meeting

The Glen's 2023 Annual Meeting will be held on Thursday, November 2, 2023, at 7:00pm. As in the last three years, we will be holding our 2023 Annual Meeting online, using the Zoom app. Log-in begins at 6:30pm. Instructions on how to log-in to this meeting will be provided in the meeting package described in the article above.

Because the meeting will be held online, voting will be different than it was in the past, when we could vote, or turn in proxies, in-person at our meetings in the Fairlington Community Center. This year we will have to vote *before* the day of the online Annual Meeting. Here is how it will work:



- 1) we will first vote online or by proxy by the required deadlines (to be announced in the mailed meeting package); and
- 2) then, on November 2, 2023, we may log-in to the Annual Meeting on Zoom at 7:00pm to hear the results of the voting, to have questions answered by the Board, and to dialog with each other.

More detailed instructions on how to vote and voting deadlines will be included in the October Annual Meeting package, which once again will be mailed to all co-owners.

The Board of Directors will be holding a drawing sponsored by Cardinal Management Group, Inc., to award a \$25 Visa gift card to two homeowners who vote by e-voting or proxy and two co-owners in attendance (virtually).

Fairlington Glen Council of Co-Owners

ANNUAL MEETING

Online Via Zoom
Thursday, November 2, 2023

Online Registration Begins 6:30pm

Meeting Begins 7:00pm

AGENDA

1. call to order by the pre-meeting Glen President Charlie Robbins;
2. introduction to the pre-meeting Board members;
3. appointment of Parliamentarian;
4. announcement of: (a) who verified quorum and results; (b) where the evidence of quorum and votes may be inspected; and (c) for how long;
5. proof of notice of meeting and quorum;
6. President's report – Charlie Robbins;
7. Treasurer summarizes and answers questions about 2024 budget -- Maynard Dixon;
8. committee reports;
9. voting results announced for 2024 budget, Board candidates, and 2022 Annual Meeting minutes;
10. introduction to elected Board members;
11. question and answer period; and
12. adjournment.

PROPOSED 2024 MONTHLY ASSESSMENT SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone in 2024 (\$1,913,247), 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 (2.8% in 2024), but the differences will not accumulate:

Unit Type	% Ownership	2023	2024
Arlington	.00379	588	\$604
Barcroft (I)	.00243	377	\$387
Barcroft (E)	.00250	388	\$399
Braddock (I)	.00195	302	\$311
Braddock (E)	.00202	313	\$322
Clarendon (I)	.00297	460	\$474
Clarendon (E)	.00304	471	\$485
Dominion	.00351	544	\$560
Edgewood (I)	.00263	408	\$419
Edgewood (E)	.00270	\$419	\$430

Board Approves Revisions to Handbook

At their monthly meeting on September 12, 2023, the Fairlington Glen Board of Directors approved revisions to the Glen's Handbook, which is posted on the Glen's website.

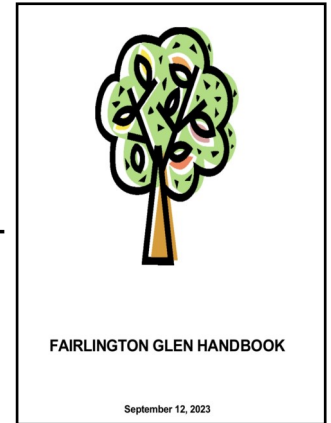
The Fairlington Glen Handbook contains valuable information about your home, condominium management, and the many amenities and resources available in the Fairlington Glen community. We hope that you find Fairlington living, enjoyable, and rewarding. We are proud of our great neighborhood.

Condominium ownership offers rights and advantages unavailable in rental or single-family ownership. It also brings responsibilities. The success of Fairlington Glen depends on your active participation in condominium affairs. We hope you will join us by taking part in Glen activities and/or volunteering for committees or the Board.

We urge you to read the Handbook, become familiar with condominium and neighborhood affairs, and help improve the life of our vibrant community.

This update to the Handbook includes: (1) adoption of brick and mortar standards for variances involving brick work; (2) a rearranged and enhanced discussion of our landscaping service, with a revised, easier-to-identify charge for the Landscape Committee; (3) an amendment to the permitted recyclables list to exclude printer toner cartridges; (4) a statement that a variance is not required for co-owners to install biometric, number-pad or internet-app substitutes for traditional keys to enter their units; (5) an enhanced discussion of the Glen's maintenance services; (6) revisions (in two places) to the discussion of the pickleball court; and (7) the removal of Policy Res. No. 07-1 Condominium and Co-Owner Responsibilities from the Appendix and the updating and incorporation of its essential language (including the chart of responsibilities), into the body of this Handbook under "Condominium and Co-Owner Responsibilities."

There are also scattered style edits, most of which were suggested by Microsoft Word's excellent text editor. We changed "bylaws" to "Bylaws" throughout, to be consistent with the capitalization of "Master Deed" and to make citations to this important document easier to identify.



During Storm Prep, Your Help is Also Needed

When the forecast calls for stormy weather, our Onsite Staff goes to work checking gutters and drains for debris potentially blocking the flow of water. Because our staff may not catch it all, and because this is so important, your help is needed.

If you see a drain that needs to be cleared, please contact Onsite Manager Amy Steliga. We must keep the drains clear of debris to help prevent flooding. After a storm please report hanging tree branches or any potential hazard to Amy as well. Thanks for your help!

Insurance Premium, Deductible Rising



At their monthly meeting on September 12, 2023, the Fairlington Glen Board of Directors voted to renew the Glen's master insurance policy package with USI Insurance Services for 12 months starting September 24, 2023, in the amount of \$215,920.

There are two important notes to the master policy insurance renewal.

First, the property and casualty insurance premium represents a 94% increase from the expired premium due to higher insurance rates and the fact that our previous carrier chose not to renew with us.

Secondly, the deductible on our new policy has climbed to \$25,000, up from \$5,000 the previous year. The master policy is for major building damage losses and is independent of the coverage that individual units carry with their standard HO6 or renters insurance coverage. It is important that all co-owners and residents contact their individual agents to alert them to the new higher deductible as it may impact coverage/rates.

Help Save Our Trees

Volunteers are needed on Saturday, October 21 (rain date is October 28) to help the Landscape Committee remove ivy from Court 5 trees and grounds AND to remove trash along our King Street perimeter.

It may not sound like much, but a little bit of help will make a huge difference. Both adults and kids are welcome to join. This is a great opportunity to help your community, to meet your neighbors, and to make new friends.



Trees (left & center) saved from ivy build up.

All volunteers are asked to meet at 9:30am at Court 5 in the Glen. Please bring your own gardening gloves and a hand pruner, if you have one. The Glen will provide trash bags and other needed tools.

Come work for an hour or stay for two if your schedule allows for it. We definitely need the help.

EV Charging Survey Results Announced

In August 2023, the Fairlington Glen Electrical Vehicle (EV) Charging committee conducted a survey of co-owners and renters to gauge interest in installing EV chargers in the Glen. The survey was sent using the same mechanism used to distribute the *Glen Echo* newsletter, which uses the email addresses residents have used to sign up for “Glen Alerts.”



In total, 153 residents responded to the survey. When analyzing response data, we found that 11 responses were duplicate last name and court, which we inferred to be from the same household. For a response rate we took the 142 “unique” residential responses compared to the 352 total units in the Glen for a roughly estimated 40% of units responding. All following data is in reference to the entire universe of 153 responses.

Of all respondents, 92% were co-owners and 8% were renters. All courts were represented, with at least four responses per court.

DO YOU SUPPORT ADDING A CHARGER AMENITY?

64.7% YES / 19.0% NO / 16.3% MAYBE / 81.0 FAVORABLE (combining yes & maybe)

ARE YOU CONSIDERING TO PURCHASE AN EV OR PLUG-IN HYBRID?

29.5% MAYBE / 2.0% ALREADY HAVE / 27.5% NOT INTERESTED / 5.2% NOT SURE / 24.2% YES IN 2-4 YEARS / 11.8% YES IN THE NEXT YEAR

We condensed the data by combining all those considering+ and found that 67.3% plan to or are consider an EV or plug-in hybrid purchase while 32.7% are not or are not sure.

IF AN EV OR PLUG-IN CHARGER WAS AVAILABLE, WOULD THAT INFLUENCE A FUTURE PURCHASE OF SUCH A VEHICLE?

61.4% YES / 22.2% NO / 16.3% MAYBE

We rolled up to be 77.8% “interested” compared to 67.3% for a 10.5% increase in interest if a charger amenity was available.

(continued on page 8)

In summary, we were impressed with the response rate as it showed there is interest and engagement on this topic in the Glen. Overall, the community seemed to welcome the addition of chargers as an amenity. There were some very specific anecdotal concerns expressed outside of the survey (as there was no free form field for comments) including:

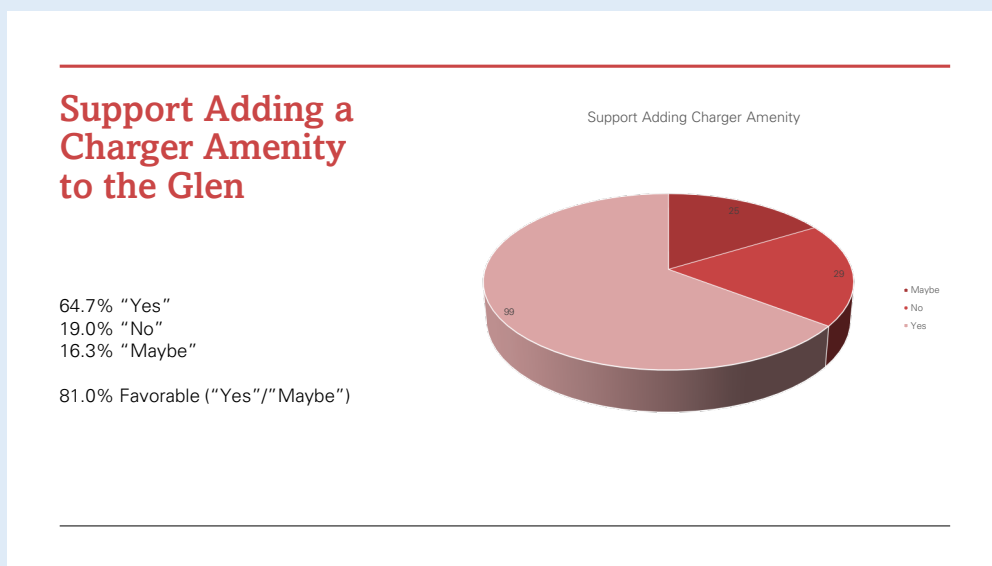
“Why focus on adding something new while we still have aging fences and other existing infrastructure that needs to be repaired/replaced?”

“How does the Glen plan to pay for installing chargers and will the money be a sunk cost or could it be earned back over time?”

These are fair questions, and we need to understand a lot of different trends to plan appropriately - specifically we currently have three electric vehicles in the Glen, will the demand via “planned purchases” actually materialize? Also, what competition will we have from other charging sources such as local retail, residents’ employers, Arlington County (either at the Fairlington Community Center or on the street), other neighboring associations, etc.

We also need to better understand the costs and potential locations for charging units. There will be an initial cost required to bring the electrical line (specifically 220v) to any proposed location. Also, there are multiple models via different vendors for purchasing the charging equipment or renting it on a monthly basis. Once installed there will be other important questions like would charging be available to the public at large or restricted to only Glen residents.

If you are interested in this topic, please reach out to Glen Board Vice President Jeremy Wiedemann (jmwiedemann.fairlington.glen@gmail.com) to be added to the EV committee.



Concrete Replaced in Alleys

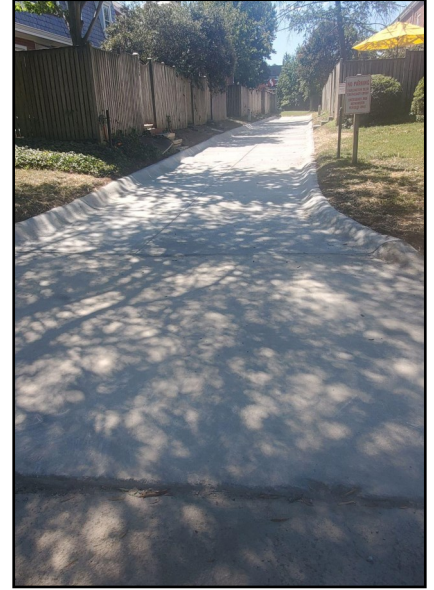
The Glen has two alleys - one between Courts 6 & 7 and one between Courts 12 & 13. The latter serves as an emergency entrance/exit to the Glen's pool. Just after the pool closed for the season, the concrete curbs and pads in both alleys were replaced by Dominion Paving. The Board approved the \$89,986 expenditure in May. Residents are reminded that there is no parking in the Glen's alleys.



Crews from Dominion Paving begin to pour concrete in the Court 6/7 alley.



Finished product! The Court 6/7 alley with its new concrete curbs and pads.



A view from the street of the finished Court 6/7 alley.



Dominion Paving crews beginning the same process in the Court 12/13 alley.



It's all done! The brand new Court 12/13 alley. This view is from the street.



A view from the basketball court of the finished Court 12/13 alley.

Important - Wire & Conduit Installation



Over the years, the Glen developed a problem with unsightly installations of cable and phone wires, refrigerant conduits, air conditioning drainage hoses, and radon and other gas vents. The problem was especially acute for upper-story units. As units changed hands and the new co-owners sought to install cable service, the installers and the new residents sometimes ignored the installation rules to which the cable company agreed when they were granted permission to operate in the Glen.

The Glen's first attempt at a solution was to require that wires and conduits be concealed by false downspouts. This rule lacked installation flexibility, sometimes requiring the addition of a prominent false downspout to disguise only a small wire. The rule was either ignored, or it was applied where it should not have been applied. Lax enforcement by the Glen added to the problem. The result was too many dangling wires - and false downspouts that hid the wires but sometimes looked like they did not belong there.

Attempting to solve the problem at its October 2017 meeting, the Board established a comprehensive set of rules for such installations and has since made minor revisions. The rules provide multiple concealment options, which allows co-owners to minimize compliance cost. They also clarify the obligations of the cable providers and the procedure for getting installations approved. They specify which prior installations are grandfathered. Finally, they cover installations of radon and other gas vents. The rules appear in the Glen Handbook (September 2023) under the separate sections for *Exterior Wires and Conduits* and *Vent Installation and Replacement*.

The elimination of unsightly wires and conduits will take time and will be more expensive for some co-owners than others. The Board has been focusing on eliminating the worst looking configurations first. Buyers tend to want this type of problem solved at purchase.

These problems can be a hassle to fix, but the Board is confident that the end result will be worth the effort. Dangling wires and undisguised conduits do not sell houses. The entire community will benefit - your neighbor's fix will benefit you, and your fix (if needed) will benefit your neighbor.

County Vehicle, Real Estate Taxes Due



Just a reminder that Arlington County has two tax deadlines on October 5. Both the vehicle personal property tax and the second installment of the real estate tax are due to the Arlington County Treasurer's Office on Thursday, October 5, 2023.

You may make payments online, by phone, or by mail (payments must be postmarked by 10/5 to avoid late fees or penalties). For more information, call Arlington County at 703-228-4000.

Fall Book Sale is This Month

The Friends of the Arlington Public Library (FOAL) will host their fall book sale October 27-29 in the garage of the Central Library, 1015 N. Quincy Street.

FOAL is a volunteer organization established to support Arlington's public library system.

Hours are Friday, October 27 - 10:00am-5:00pm / Saturday, October 28 - 10:00am-5:00pm / Sunday, October 29 - 11:00am-5:00pm.



Teachers with a valid ID will receive 50% off books on Friday and Saturday. Sunday is half price for everyone! They will accept cash or credit, and they ask that you bring your own bags. For more information, visit <https://arlingtonlibraryfriends.org> or call 703-228-5990.

Daylight Saving Time to End Soon

Now that fall is here, chances are that you've taken notice that the days are quickly getting shorter. Not only will we continue to lose a bit of daylight each day thru December 21, but soon it will be time once again to change our clocks.

Daylight Saving Time, which began on the second Sunday in March, ends on the first Sunday in November. This year the date is Sunday, November 5. You are reminded to set your clocks back one hour at 2:00am, which gives you an extra hour of sleep.

As we get ready to return to standard time next month, this is also a great time to check/replace the batteries in your smoke detectors.

Coffee with a Cop Day, and You're Invited

In honor of *National Coffee with a Cop Day* on Wednesday, October 4, the Arlington County Police Department's Community Engagement Division is inviting the public to two events to celebrate community/police relations.

These morning and afternoon events are welcome to all and are a great informal engagement opportunity to ask questions, voice concerns, get to know neighbors, interact with the Community Engagement Division and meet officers from different sections of the department.

The Arlington County Police Department is committed to developing and maintaining strong relationships with those we serve as a vital component to ensuring the public's trust. They work proactively to engage with all who live, work, or visit Arlington County and *Coffee with a Cop* provides a unique opportunity to build these partnerships, one cup of coffee at a time.

National Coffee with a Cop Day will be celebrated at the following locations and times on Wednesday, October 4:

8:00-10:00am - Compass Coffee - 4100 Wilson Boulevard

Noon-2:00pm - Idido's Coffee & Social House - 1107 S. Walter Reed Drive



Join the Arlington County Police Department during

**National Coffee
with a Cop Day**

Wednesday, October 4, 2023

8:00 a.m. - 10:00 a.m.
Compass Coffee
4100 Wilson Boulevard

12:00 p.m. - 2:00 p.m.
Idido's Coffee and Social House
1107 S. Walter Reed Drive



Coffee with a Cop is a national program with no agenda or speeches. The events are an informal opportunity to ask questions, discuss public safety concerns and get to know the officers and neighbors in your community. ACPD is committed to building and strengthening our relationships one cup of coffee at a time.

Fairlington Glen Contact List (October 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	maynarddixonjr@gmail.com
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)	Suzanne Wible	3509A S. Stafford	301-751-2155	sfwible@hotmail.com
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		thorastanwood@gmail.com
3 (27)	Tina Collier	3581 S. Stafford, #A1	864-325-9004	tinagirl51@yahoo.com
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	703-232-5142	cagoodloe@comcast.net
11 (22)	Hannah Anderson	4237 S. 36th	714-330-3726	gohannah1234@gmail.com
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	maynarddixonjr@gmail.com

COORDINATORS and COMMITTEE CHAIRS

Archivist /Finance	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixonjr@gmail.com
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	pgmurray@att.net
Safety & Security				fairlingtonglensecure@gmail.com
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, Wednesday, & Friday telework AND Tuesday & Thursday 9:00am-1:00pm)		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.).

October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 Real Estate & Personal Property Taxes Due	6	7 Bulk Trash Pick Up
8	9 	10 Board Meeting - 6:30pm	11	12	13	14
15	16	17	18	19	20	21 Save the Trees - 9:30am Court 5
22	23	24	25	26	27	28
29	30	31 				

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Annual Meeting 7:00pm	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 Happy Thanksgiving 	24	25
26	27	28	29	30		