



The Glen Echo

Newsletter of Fairlington Glen

January 2024

Thoughts for 2024 for a Better Glen

The new year is here; therefore, it's a perfect time to wipe the slate clean and start fresh again for 2024.

Changing how you see each day can certainly make a big difference in your life, which is exactly why I and so many others are planning to eat better, go the gym more often, and ultimately lose weight. We can do it, right? In addition, changing how you see your community can definitely help to make Fairlington Glen an even better place to live, not only in 2024 but also in the years that follow.

Remember, when you purchased your home or became a renter in the Glen, you chose to live in a condominium association, which is often referred to as a common interest development. Individual units are privately-owned within a community of other units. There are shared or common area spaces, amenities, and more. But there's just one thing that is often overlooked by most residents, and that is that it takes participation by all co-owners and residents as volunteers to run the association.

The need for volunteers is greater now than ever. Many long-term residents have already given of their time over the years. It's important that we grow new volunteers to keep the Glen moving forward.

All co-owners and residents should consider these thoughts for 2024:

1. Consider becoming a Glen volunteer as new volunteers are always needed.
2. Be responsible for adhering to the rules and be a good neighbor to all.
3. Share your ideas, perspectives, and concerns, and let's work together to build an even better community.
4. Participate in the recreational, social, and cultural activities of the Glen.
5. Attend monthly Board meetings and take time to review important information about the Glen.
6. Welcome new residents and make all co-owners and renters feel a part of this community.
7. Recommend our neighborhood to others who are looking for a great place to call home.

You can make a difference, so please be a part of the solution. Your community needs you now more than ever.

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

APPROVED

Motion to instruct Management (a) to reallocate \$88,812 from *Account 25620 Reserve Contingency* to *Account 30410 Members Equity/Retained earnings*; and (b) on the asset side of our balance 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*.

Explanation: Due to the late, unexpected, and unbudgeted increase in insurance costs, we underbudgeted insurance cost by \$88,812 = \$215,920 [new insurance package for 2024] - \$127,108 [2024 Budget]. If we were to attempt a late change in the 2024 budget to account for the increased insurance cost, the result would be either: (a) a larger, 2024 dues increase of 7.62% to cover the increased insurance cost (rather than the budgeted 2.8%); (b) a reduction in essential operating expenses or replacement reserve contributions during 2024; or some combination of (a) and (b) for 2024. Rather than absorb the full effect of the increased insurance cost during 2024, the best course of action is to use our contingency fund to absorb the increase during 2024 and postpone the dues increase needed to replenish our contingency fund until 2025. This are several advantages to this approach:

- It will give the members of our community ample notice of a larger-than-usual dues increase in 2025 so they will have more time to prepare for it.
- An immediate rate increase sufficient to recover an additional \$88,812 might be premature because we may succeed in finding a lower-rate carrier for at least part of 2024.
- We can avoid a hasty and unplanned reduction in essential operating expenditures during 2024.
- Because the interest earned on reserve account with Morgan Stanley considerably exceeds the interest being earned on our more liquid contingency fund at CIT Bank, it makes more sense to fund the increase from contingency than by decreased contributions to replacement reserves.

Moved to ratify the earlier unanimous email vote to approve a change order in the amount of \$39,395.60 with Pro-Pave, Inc. for parking lot replacement in Courts 1 & 2.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, January 9, 2024, at 6:30pm. The meeting will be held virtually via Zoom. Details to access the meeting will be announced closer to the date.

IMPORTANT REMINDERS

Cardinal Management and the Glen's onsite manager & onsite staff will be off on Monday, January 1. Regular office hours will resume on Tuesday, January 2.

Cardinal Management and the Glen's onsite manager & onsite staff will be off on Monday, January 15. Regular office hours will resume on Tuesday, January 16.

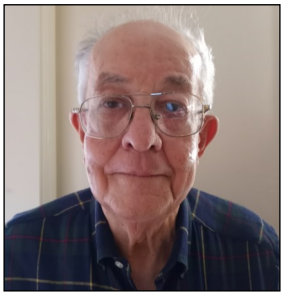
Reminder...no trash service on New Year's Day!

2024 Monthly Board Meeting Schedule

Monthly Board meetings are held on the second Tuesday of each month at the Fairlington Community Center (unless otherwise approved by the Board). However, since the pandemic all meetings have been held online via Zoom and will continue until further notice.

Board meetings must adhere to a tight schedule because our management company charges extra for meetings lasting longer than two hours. All monthly Board meetings will begin at 6:30pm. The 2024 monthly meeting schedule is as follows:

January 9	May 14	September 10
February 13	June 11	October 8
March 12	July 9	November 12
April 9	August 13	December 10



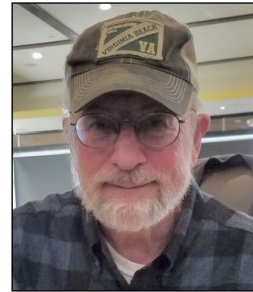
Charlie Robbins



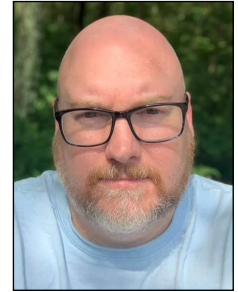
Jeremy Wiedemann



Seth Theuerkauf



Maynard Dixon



TJ Doyle

Charlie Robbins, President / 703-907-9842 / cbrobbins63@gmail.com

Jeremy Wiedemann, Vice President / 323-434-3260 / jmwiedemann.fairlington.glen@gmail.com

Seth Theuerkauf, Secretary / 252-723-9513 / seth.fairlington.glen@gmail.com

Maynard Dixon, Treasurer / 703-909-4562 / maynarddixonjr@gmail.com

TJ Doyle, At-Large Member / 202-306-5291 / tj.doyle.fairlington.glen@gmail.com

Schedule of Monthly Fees for 2024

<u>UNIT TYPE</u>	<u>% OWNERSHIP</u>	<u>2024 MONTHLY FEE</u>
Arlington	.00379	\$604
Barcroft (I)	.00243	\$387
Barcroft (E)	.00250	\$399
Braddock (I)	.00195	\$311
Braddock (E)	.00202	\$322
Clarendon (I)	.00297	\$474
Clarendon (E)	.00304	\$485
Dominion	.00351	\$560
Edgewood (I)	.00263	\$419
Edgewood (E)	.00270	\$430

(I = inside unit / E = end unit)

How to Pay Your Monthly Fee

Cardinal Management has sent out the 2024 payment coupon books to co-owners who are not signed up for direct debit of their accounts. If you do not receive your coupon booklet, please contact Cardinal at 703-569-5797. Co-owners who choose this method simply mail their coupon and check to Cardinal each month.

Co-owners can also choose to authorize Cardinal to directly debit their bank accounts for the payment of monthly fees by filling out the form on page 5 of this newsletter and mailing it to Cardinal at the address noted on the form with a voided check. This free automatic debit seems to be the easiest method for most in the Glen. As noted on the form, the direct debit authorization will remain in effect, and will be adjusted automatically by Cardinal each year to reflect changed fee levels, until you provide written notification of its termination.

Some co-owners may have automatic bill arrangements with their banks (without directly debiting their account by Cardinal). In this case, you should update these arrangements with your bank to reflect the new fee levels.

Cardinal also allows you to pay each month online through their website, although there are service charges involved with each transaction. For more information, please go to <http://www.cardinalmanagementgroup.com/make-payments>.

AGREEMENT FOR PRE-AUTHORIZED PAYMENTS

Association/Community Name _____

Unit Address _____

I, the owner of the unit address above, authorize Cardinal Management Group, Inc., on behalf of the Association, to initiate debit entries in the amount of my Association assessment from the account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name _____

Routing No. _____ Account No. _____

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first and tenth of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$75.00 administrative fee. **A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.**

IMPORTANT NOTE: VERIFICATION OF ENROLLMENT INTO THE DIRECT DEBIT PROGRAM WILL BE SENT VIA EMAIL. PLEASE BE SURE TO INCLUDE YOUR EMAIL ADDRESS BELOW.

Name(s) _____

Email Address (where verification will be sent) _____

Date _____ Signed (Owner) _____

*Please return this form **with a voided check** to:*

Cardinal Management Group, Inc., 4330 Prince William Parkway, Suite 201 Woodbridge, VA 22192.

I prefer to receive my notification by mail. Please mail my notification to:

Mailing Address _____

City/State/Zip _____

Massive Increase in Glen Insurance Premiums



In September 2023, the Glen was faced with an unexpected, massive increase in insurance premiums that was made known too late in the budget planning process to incorporate it into the budget for 2024. The increase was not due to the Glen's loss history, which has been quite favorable. Rather, the increase was due to: (1) massive replacement cost increases since COVID; and (2) competitive and regulatory developments affecting

the ways that insurance companies adjust their premiums to distribute risks among various classes of customers.

After a thorough search, USI, our insurance agency, found a carrier offering us a choice between either: (a) a package of policies with premiums totaling either \$215,920 with a \$25,000 deductible (up from the \$5,000 that had been in effect for decades); or (b) a similar package of policies with premiums totaling \$226,620 with a \$10,000 deductible. We chose the less costly package with the higher \$25,000 deductible because the existing \$5,000 deductible had been in effect for at least 30 years, during which the inflation index has more than tripled.

Due to this late, unexpected, and unbudgeted increase in insurance costs, we underbudgeted insurance cost by \$88,812 = \$215,920 [new insurance package for 2024] - \$127,108 [2024 Insurance Budget]. If we had attempted a late change in the 2024 budget to cover the increased insurance cost while making no other changes, the result would have been a much larger 2024 dues increase of 7.62% to cover the increased insurance cost, rather than the budgeted 2.8%.

We could have kept dues levels the same and absorbed the increased insurance cost in 2024 by reducing essential operating expenses and/or replacement reserve contributions during 2024. Or we could have adopted a combination of increased dues and reduced expenditures and reserve contributions. We rejected each of these alternatives for 2024, choosing instead to finance the entire increase from our contingency fund during 2024 and to postpone the dues increase needed to replenish our contingency fund until 2025. There are several advantages to this approach:

- (1) It will give the members of our community ample notice of a likely larger-than-usual dues increase in 2025 so we will have more time to prepare for it. To replenish our contingency fund, the dues increase for 2025 will likely be between the 2024 increase of 2.8% and the 7.62% increase that would have been required to absorb the cost increase entirely by a rate increase.

(continued on page 7)

(2) An immediate rate increase sufficient to recover \$88,812 might be premature because we may succeed in finding a lower-rate carrier for at least part of 2024.

(3) The operating expenditures planned in our 2024 budget do not have fat that can easily be trimmed, especially on short notice. The Glen does not save money in the long term by postponing maintenance expenditures.

(4) Because the interest earned on reserve account with Morgan Stanley considerably exceeds the interest being earned on our more liquid contingency fund at CIT Bank, it makes more sense to fund the increase from contingency than by decreased contributions to replacement reserves.

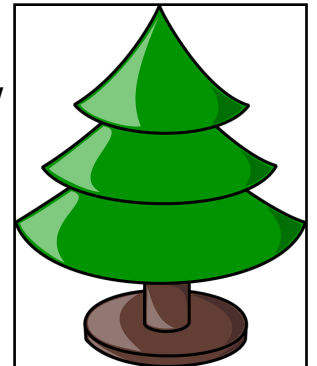
Please notify your insurance carriers of the increased deductible.

Begin to plan for a larger dues increase in 2025 to replenish our contingency reserve.

Time to Recycle Live Trees & Wreaths

Capitol Services of Virginia, our trash and recycling contractor, will offer four days this month to collect/recycle live Christmas trees and wreaths - your ONLY chances to dispose of your live tree and/or wreath for recycling purposes.

Please remove all lights, decorations, tinsel, and the tree stand. Do not place your tree or wreath in a plastic bag. Take your tree and/or wreath to the curb near the entrance to your court where recycling is normally collected. Pickups will take place on the following four mornings:



Tuesday, January 2 / Thursday, January 4

Tuesday, January 9 / Thursday, January 11

If you choose not to recycle your live Christmas tree and/or wreath, you may put these items out with your regular household trash. In this case, trees and wreaths will be burned.

Winter is Here, and the Glen is Ready



Winter is here, and we're ready for whatever Mother Nature decides to throw our way.

Our onsite staff has plenty of ice melt and sand on hand in the maintenance shop. Ice melt products are used on sidewalks and walkways to residences. Sand alone will be used on our brick stoops, and this prevents erosion to the structures. Plus, our new tractor (2022) has three important snow-handling add-ons.

The Board has already approved a proposal from Professional Grounds, Inc. for snow plowing/sanding services on an as-needed basis for our courtyard parking lots. Our previous long-time contractor, NVM, no longer offers snow removal services.

The Association provides limited snow removal from parking areas and sidewalks. Contractors and onsite staff begin work as soon as is reasonably possible after significant snow accumulations. Keep in mind, though, the contractors and onsite staff do NOT live in the Glen. It has to be safe for them to travel here from their homes.

The Board encourages residents to contribute to snow removal in the areas around their units and parking lots AND to help elderly residents by shoveling snow from areas near their homes.

Remember When

Don't be deceived by the black & white photo. This pic was from 2020 and was captured by Court 12's Keith June from his front stoop facing right.

You can see Court 12's B Building and in the distance you see the backside of Court 11.



Winter Care for Dogs & Cats

When outside temps drop, it's important to consider your pet's daily routine and make adjustments to ensure that they are safe, healthy, and happy. After all, if it's too cold outside for you then it's probably too cold for your pets as well. Here are some tips for winter care for pets:



- Keep all cats and dogs indoors overnight.
- Protect your pet's paws by covering them with booties or rubbing petroleum jelly or a commercial paw protectant onto paw pads before going outdoors. Watch for signs of frostbite on pets that have been outdoors. Legs, paws, tail, and ears are the parts most susceptible to frostbite.
- Keep a humidifier in your home to help keep your pet's skin hydrated. And keep pets away from indoor heat sources to prevent burns.
- Make sure pets have a cozy, warm place to rest indoors.
- Wipe paws with a towel after walks to remove snow, ice, salt, and other de-icing materials.
- Consider putting a coat or sweater on short-haired pets before heading outside.
- Never leave pets alone in a car, even for a short time.
- Bathe dogs less frequently during the winter to prevent dry, flaky skin.

Fairlington Home & Garden Tour to Return



The Fairlington Home & Garden Tour is set to return on Saturday, May 11 - the first tour since 2019.

Plans are underway now. Many volunteers will be needed for the event.

If you would like to volunteer to help (showing your home, signage, hospitality, promotion...) then please come to the organizational meeting on Monday, January 8 at 6:00pm at the Fairlington Villages Community Center, 3005 S. Abingdon Street.

For more info, email homeandgarden@fairlingtonhistoricalsociety.org.

EV Chargers Installed at Community Center



The chargers at the Fairlington Community Center, 3308 S. Stafford Street, are now installed and ready for residents to plug in! Four ports (two dual port chargers) for public use and two ports (one dual-port charger) for County fleet are installed and operational. This is the first of the five locations (Madison and Lubber Run Community Centers, Central Library, and the Court House surface lot being the other four locations) that are planned installations of publicly-accessible electric vehicle chargers through Arlington County's FY24 Capital Improvement Plan.



Important Info - Save for Stormy Weather



Arlington County Closings and Cancellations

Public Schools Emergency Announcements - 866-322-4APS (4277)

Recreation Classes / Sports (Fields & Leagues) - 703-228-4715

State Roads

VDOT - 511 or 1-800-367-7623

Or complete an online work request at www.virginiadot.org/travel/citizen.asp

Metrobus/Metrorail

WMATA Travel Information - 202-637-7000

Local Transit Updates

Arlington Transit (ART) - 703-228-RIDE (7433)

Or visit www.arlingtontransit.com

Downed Power Lines

Dominion Energy - 888-667-3000

Downed Trees

Hazardous trees and branches blocking Arlington County streets - 703-558-2222

Trees or branches near or on power lines call Dominion Energy - 888-667-3000

(Fallen trees on private property that aren't on power lines are the property owner's responsibility)

Fairlington Glen Contact List (January 2024)

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	Seth Theuerkauf	4132 S. 36th	252-723-9513	seth.fairlington.glen@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 <i>(Amy's office hours: Monday, Wednesday, & Friday telework AND Tuesday & Thursday 9:00am-1:00pm)</i>		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.).

January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1  Cardinal/Glen offices closed	2 Live Christmas Tree Pick Up / Recycling	3	4 Live Christmas Tree Pick Up / Recycling	5	6 Bulk Trash Pick Up
7	8	9 Live Christmas Tree Pick Up / Recycling Board Meeting 6:30pm	10	11 Live Christmas Tree Pick Up / Recycling	12	13
14	15  Cardinal/Glen offices closed	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024

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