

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

March 12, 2024 Board Minutes

Online via Zoom

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Seth Theuerkauf (Secretary), TJ Doyle (At-Large Member), Candace Lewis (Cardinal Management) and Amy Steliga (Cardinal Management).

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

RESIDENTS' FORUM:

Residents attending: Susan Hunchar (Court 10), Lori Derkay (Court 13), and Joy Bickelhaupt (Court 10). Jay Yianilos (former resident and Editor of the Glen Echo newsletter) attended.

Joy Bickelhaupt shared an update on community electric vehicle (EV) charging funding opportunities available through Dominion Energy and expressed interest in volunteering as the Landscape Committee Chair. Joy recapped the positive results identified through the September 2023 survey of the Glen community on the topic of EV charging. Since last fall, Fairlington Meadows has installed an EV charger and may be installing a second one soon. The Fairlington Community Center has also installed chargers. Joy described a new program available through Dominion Energy for multi-family communities. Specifically, the program will cover 50% of installation and infrastructure cost for EV chargers. The remaining 50% can be amortized at 1% interest rate for 10 years. Joy shared that recent neighboring community costs were around \$25k per charger (~\$50k for two). If costs remain around \$25k – costs would be around \$250/month. 1 car charging per day would roughly match the costs of deployment of 1 charger. Joy shared that more in-depth calculations are warranted, but these estimates give a sense of scale of costs. The President requested that Joy draft a brief article for the newsletter to inform the broader community of this information. The President also stated that he will inquire about other Fairlington communities' ability to recoup their investment and tax implications of revenue from charging. The Treasurer asked for more information about costs and cost recovery – Joy offered to provide that in the near future. Joy also described leasing vs purchasing chargers as the available options – with an option to lease potentially preferable to avoid maintenance obligations. Questions remain about who the chargers would be available to, and pricing models, if the Glen opts to proceed with developing EV charging infrastructure. Cardinal Management will provide information on budget and tax implications of charging revenue. Regarding the Landscape Committee Chair role, Jos shared that she has significant gardening experience, including local community gardening leadership. The President shared a description of the role and key priorities for the Committee moving forward.

BOARD MEETING MINUTES:

03.12.24.01 Motion. Moved to approve the meeting minutes from the February 13, 2024 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President communicated that the Glen is proceeding smoothly through the year. Challenges remain, however, including addressing the challenges of securing an

improved premium rate for the Glen master insurance policy. The Board continues to research and pursue options for improved insurance coverage at a reasonable cost for our upcoming policy renewal. However, recent market indications are not promising in terms of reductions in our premiums or improvements in terms.

Additionally, the community has experienced lots of rain lately – including instances of water intrusion into basements. The President explained that, when the water table becomes saturated, and more rain occurs atop a saturated water table, hydrostatic pressure can force water into basements through cracks in the foundation. If hydrostatic pressure is the issue, a sump pump will be required – a significant number of residents have sump pumps. The President recommended Glen residents to keep an eye out for excessive pooling of water or poor grading of soil away from the foundation. The President also reminded residents to check downspouts, check window wells, and to take all controllable steps to avoid water intrusion.

The President asked residents to review the Resident Handbook regularly (found on the Fairlington Glen website), particularly since issues around trash being placed outside of regular pickup hours have been reported several times recently by Glen residents.

The President also communicated that the Community Association Equity Pledge will be recirculated to Board members to vote on at the next meeting or electronically sooner.

Vice President –

The Vice President shared kudos for the hard work done to address an excessive water use issue in Court 4. The Treasurer and Glen volunteer Bill Worsley have regularly tracked Glen water bills and identified a spike in Court 4. This resulted in the identification of a few toilets in Court 4 that were found to be running excessively. The Vice President shared this as a good example of our oversight systems working. The Vice President also offered kudos to the On-Site Manager and crew for successful weather management this winter during the few snowstorms we experienced.

Treasurer –

The Treasurer added one example, from his own experience, of water seepage that can affect Fairlington basements to the examples provided by the President—specifically seepage that can occur through the basement floor slabs. This can present itself as water oozing up through the slab and even through the surface of porcelain tiles installed on the slab-

The Treasurer provided one motion for voting, approval, and ratification:

03.12.2024.02 Motion. Motion to accept the Landscape Committee’s recommendation not to proceed with the \$3,360.00 proposal for improving the walkway between Courts 15-16. Approved unanimously.

During the meeting, the onsite manager agreed to meet with Joy Bickelhaupt and other Landscape Committee members to explore less costly ways to improve the walkway between Courts 15-16.

The Treasurer also communicated that draft 1 of the 2023 audit of Glen finances was received from the auditor. The Treasurer shared that draft 2 may be ready for voting on at the next meeting.

Secretary –

The Secretary described the ongoing trial to determine the best lamp lens color for the new lamps surrounding the Glen pool area. This trial was initiated after the pole lights were replaced around the pool area and an individual spraypainted the lamps, seemingly to reduce their brightness. From the limited feedback received through the trial, white lens replacements were identified as the best option. The white lenses reduce harsh brightness relative to the clear lenses—they are also consistent in color with the recently replaced smaller lamps throughout the Glen. The Secretary will place an order through the lower cost vendor he identified and will provide these to the on-site crew for them to swap out once they arrive. The Vice President asked for the Secretary to order a dozen or more black lenses to have on-hand to address lamp brightness issues on a one-off basis, where needed.

The Secretary noted the poor condition of Glen-maintained trash cans around the community and asked management to look into the costs of replacement options.

The Secretary asked if the additional pole light fixtures (i.e., the extra lamp units purchased to keep for future replacements) had arrived to the Glen maintenance shop. The On-Site Manager confirmed that they had arrived and were stored in the maintenance shop.

The Secretary shared that the On-Site Manager will be posting printed calendar updates to the bulletin board outside the Glen pool moving forward.

The Secretary communicated that there were several earlier email votes that that needed approval.

03.12.2024.03 Motion. 3565 A S Stafford St. Landscape Variance. Motion passed unanimously.

At-Large -

The At-Large Member updated the Board member section of the Fairlington Glen website.

COMMITTEE REPORTS:

Pool

Pool Committee Chair Lori Derkay indicated that the pool will be opening on Saturday May 25, 2024 with the welcome party scheduled tentatively on Saturday, June 8th. Once confirmed, the info will be shared for inclusion in the newsletter. The Pool Committee has also added a new member – Molly Haines. Molly is coordinating the private swim lessons – will be continuing to do that work, but as part of the Pool Committee. May expand the hours where private lessons are offered. Should be a way to continue to offer private lessons while maintaining open community access. The Committee is currently evaluating pool amenities to see what needs to be replaced. The Committee is also working with the pool contractor to verify that the opening goes off without a hitch. The Treasurer inquired about budget needs for 2025, and asked that the Pool Committee Chair provide that information as available.

Landscape

Outgoing Landscape Committee Chair Susan Hunchar shared that the Landscape Committee is evaluating the status of grounds throughout the community. The Landscape Committee Chair asked about the status of fence replacement. The Vice President shared that replacement will be needed in the future, but the Fence Committee has not advanced any plans that will be operationalized imminently. No concerns about impacts of fence-related activities to upcoming landscape plantings.

Court Representatives

No update.

Safety

Safety Committee Chair Jeremy Wiedemann indicated the Thursday, February 15, 2024 meeting—led by the City of Alexandria—resulted in some resources that would be useful to share with the community. Options are being explored regarding King Street and the neighboring access road. Jeremy will develop an article for the newsletter to share this information.

Maintenance

No update. The Board seeks a new volunteer for this Committee.

E-Charging

No update.

Fence

No update.

MANAGEMENT REPORT:

The On-Site Manager, Amy Steliga, shared that Atlantic (the Glen pool contractor) has removed the cover from the pool and is beginning to make early progress on pool prep for the 2024 season. The drainage work in Courts 7-8 was recently completed. Further, Kolas has provided the proposal for the 2024 paint cycle – will share that soon with the Board.

OLD BUSINESS

None.

NEW BUSINESS

None.

MISCELLANEOUS

None.

EXECUTIVE SESSION

03.12.2024.04 Motion. Moved to go into executive session at 7:50 p.m. Motion passed unanimously.

The board reconvened in regular session at 7:54 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:54 p.m.

The next scheduled meeting of the board is Tuesday, April 9, 2024, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary