



The Glen Echo

Newsletter of Fairlington Glen

August 2024

Calling All Candidates for Service on Board

At the Glen's Annual Meeting, set for Thursday, November 7, 2024, the Fairlington Glen Board of Directors will have two seats up for election: a seat with a three-year term that is currently being held by Glen Vice President Jeremy Wiedemann, who is planning to run again; and a seat with a three-year term that is currently held by Glen At-Large Member T.J. Doyle, who is also planning to run again. Anyone else who wants to run for these seats is invited to step forward and answer the call to serve your community.

Board members serve three-year terms, and those terms are staggered so that in any given year one or two terms are completed. Candidates run for an open slot on the Board, not for a specific office. Immediately after the Annual Meeting, the new Board will hold an organizational meeting to determine its officers for 2025. The only prerequisite for Board service is that its members must be co-owners in good standing. It does help to have some familiarity with Glen fiscal and policy matters. It also helps to have an open mind, a penchant for conflict resolution, a willingness to take responsibility for decisions, and the passion and energy necessary to get the job done.

Service on the Glen Board is voluntary; however, it can be rewarding. You are helping to make lasting, positive changes to our community. You also learn much about how things work in your own unit and the Glen's common areas.

Effective service on the Glen Board can also be demanding, especially for the Board's major officers. Board members prepare for and attend a two-hour meeting each month. They usually spend, at a minimum, several hours a week on Glen matters, such as studying reports (from management, fellow Board members, and committee chairs) and answering emails. The Glen President and Treasurer are especially busy. An effective Board member must become familiar with the Glen's By-Laws, its Handbook, and its physical plant.

If you are interested in serving your community as a Board member, please contact any current Board member. You must declare your intent to run by completing a one-page candidate profile and delivering or emailing it to Board Secretary Seth Theuerkauf no later than Tuesday, September 3, 2024. You will also have an opportunity to address the community at the annual Community Forum, to be held online on Thursday, September 5, 2024.

Volunteers are the lifeblood of any community, and now more than ever your community needs you!

Jay Yianilos / Editor

Remembering Maggie - see page 5

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, July 9, 2024. Here are some of the highlights.

APPROVED

Motion to approve the proposed 2025 draft budget with an 8% dues increase for submission to the members at the 2024 Annual Meeting. ***The Treasurer moved to approve his previously circulated draft budget and explanation, after noting that the Management Report contained an incorrect earlier version. The correct version will be attached to the Board meeting minutes and also published in a subsequent Special Budget Edition of the August 2024 newsletter.***

Moved to approve the Annual Meeting Calendar circulated by the Treasurer in the management report, subject to changing the deadline for the Vote-Now postal mailing from October 7, 2024, to October 4, 2024.

Moved to ratify the earlier unanimous email vote to approve a variance request for kitchen renovations at 3560 S. Stafford Street (Court 12).

NOTES

The Treasurer reported that he had a productive meeting with the Treasurer of the Arbor. They agreed to pursue a joint study of the cost of replacing under-slab sewer lines, focusing on the horizontal feeder line running the length of each building because those lines will be the most costly to replace.

All of the metal trash cans in the Glen's common areas have now been replaced thanks to the hard work of Nelson & María. The old containers will be taken to a metal recycler.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, August 13, 2024, at 6:30pm. The meeting will be held virtually via Zoom. Details to access the meeting will be announced closer to the date.

LABOR DAY SCHEDULE CHANGES

As we all gather to celebrate Labor Day on Monday, September 2, Cardinal Management Group offices will be closed.

In addition, the Glen's onsite staff, Nelson & María, and our onsite manager, Amy, will be off. Normal hours will resume on Tuesday, September 3. For emergency service, see the emergency number at the bottom of the Glen's contact list.



While the offices will be closed on Labor Day, trash WILL be picked up as normal.

Pool Season is Winding Down

POOL HOURS - During August, the pool is open daily from 10:00am to 8:00pm with additional hours on Tuesday and Friday mornings for lap swimming. See below.

August 1 - September 2

Monday – Sunday	10:00am – 8:00pm
Tuesday & Friday (lap swimming)	9:00am – 10:00am
Labor Day (Sept 2)	10:00am – 8:00pm

September 3 – September 15

Monday – Thursday	CLOSED
Friday	3:00pm – 7:00pm
Saturday – Sunday	10:00am – 7:00pm



LAP SWIM HOURS - A Fairlington Glen tradition continues this summer at the pool. Tuesday and Friday mornings from July 1 to August 30 will be reserved for lap swimmers only during the hours from 9:00 to 10:00am. This is always a favorite of those who like to do some early-morning lap lane swimming either before work or before getting the day started. The pool is only open for lap swimmers during this hour. Otherwise, the pool opens at 10:00am.

IDENTIFICATION - You MUST bring your unit's recreation pass to the pool each time you wish to use the pool. All residents must sign in on the daily log with their name, address, time of entry, number of residents, and number of guests. Each unit was provided with two 2024 recreation passes in May.

GENERAL POOL NOTES - You may bring your own food or snacks with you to the pool; however, food may only be consumed in the two designated areas within the pool enclosure and must be at least ten feet from the swimming pool edge.

Non-alcoholic beverages in non-breakable containers are permitted in the pool area, but not in the pool. All trash must be deposited in receptacles provided.

Smoking is NOT permitted at the pool facility, in the restrooms, or within 25 feet of the pool entrance.

No pets will be allowed in or on the pool premises.

As a courtesy to others, if you are playing with noodles and/or kick boards in the pool then please take them out of the water with you as you get out. These items should be returned to their bins so that others can enjoy them too.

Should you have any questions or concerns regarding the pool, please email the committee at glenpoolpass@gmail.com.

Community Forum Set for September 5



The Glen's annual Community Forum will be held online this year, as it was last year. Please join us online via Zoom on Thursday, September 5, 2024, at 7:30pm. The log-in link for this Zoom meeting will be sent to co-owners and residents via the Glen Alert email system.

At the forum, the Board will discuss its proposed 2025 budget, which will be included in this month's Special Budget edition of the newsletter, and answer questions about it. The forum is also a prime opportunity to hear from and talk with co-owners who are running for the Board in the fall election.

Important Upcoming Glen Dates

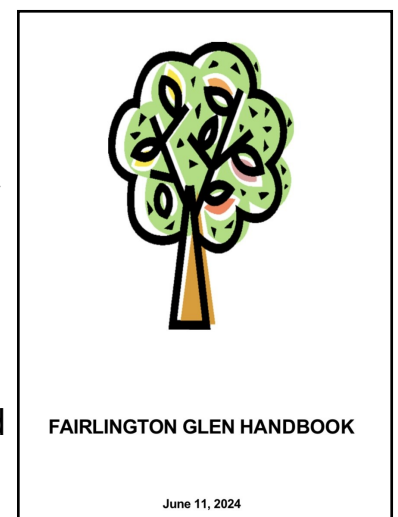
- *Board candidate profiles and proposed 2025 budget amendments are due to the Board Secretary by September 3, 2024.*
- *The Glen's Community Forum, as noted above, will be Thursday, September 5, 2024, at 7:30pm online via Zoom.*
- *The Glen's Annual Meeting will be Thursday, November 7, 2024, at 7:00pm online via Zoom.*

How to Best Find the Glen's Handbook

The Fairlington Glen Handbook contains valuable information about your home, condominium management, and the many amenities and resources available in our community.

That said, when you're looking to reference the Handbook for necessary info, please go to the Glen's website directly at <https://www.fairlingtonglen.com>. The Handbook is found under the "Residents" tab.

Do not do a google search for the Handbook, as you may find an older version. The newest, updated version is ALWAYS on our website.



The Glen Remembers



Friends & family will always remember Maggie's smile.

Margaret Delay Herzing (Maggie), 20, passed away at her family home in Court 15 of the Glen on July 1, 2024.

She was born April 23, 2004, and is the daughter of William and Meghan Herzing.

Maggie attended school and was enrolled in the Shriver Program at the H.B. Woodlawn Secondary School in Arlington.

She was often seen during the summer months at the Glen pool laughing, smiling, and just enjoying being in the water.

Besides her parents, Maggie is survived by her grandfather Bill Herzing, her sister Elizabeth, her brother Will, three nephews Liam, Colton, and Cooper, and many uncles, aunts, cousins, classmates, teachers, neighbors, and friends. She was proceed-

ed in death by her grandparents Robert and Jill Gearon, her grandmother Anna Herzing, and a sister Angela.

In lieu of flowers, the family asks that donations in Maggie's memory be made to The Eunice Kennedy Shriver Program Student Fund, 1601 Wilson Boulevard, Arlington VA 22209.

Variance Requests are Your Responsibility

If you're planning to do interior renovations to your unit, it is possible that you may need an approved variance from the Glen Board before you can proceed with any work.

Please don't think that your contractor knows what to do or how to follow Glen procedures. That's the responsibility of all co-owners.

Be sure to consult the Glen's Handbook (June 11, 2024), which is located on our website.

See the section entitled "Variance Rules & Procedures" for more information.

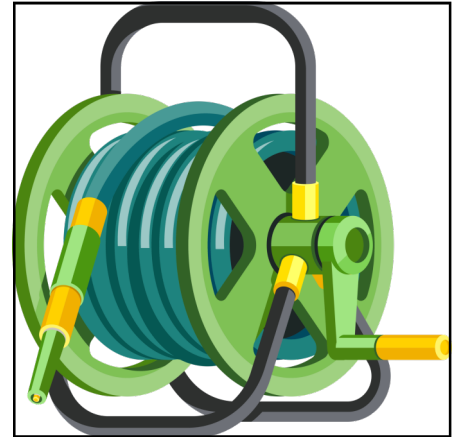
All variances must be submitted digitally for approval. All variance requests should include plans and specifications that are fully descriptive of the work to be undertaken, comments of affected neighbors when appropriate, and copies of appropriate Arlington County permits. If you have any questions, please reach out to our Variance Coordinator Greg Lukmire. His contact info is found on the Glen's contact list posted on page 13 of this newsletter.



Watering Initiative Revisited

According to the statistics, this has been one of the hottest summers on record in the Washington, DC metro area. But you already knew that based on the extreme heat and humidity. As we head into August, let's review the Glen's watering initiative that was issued on July 10.

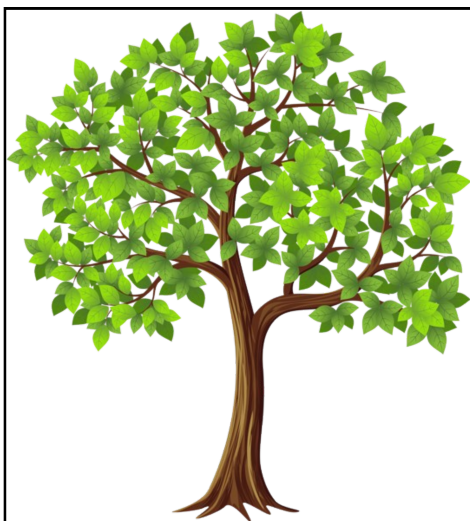
July and August are always the worst which means our plants, flowers, and trees are all struggling to survive. If you have a few minutes in the morning or evening around dusk, these are the most ideal times to water. Here are a few tips to ensure the watering is effective for the plants and we're not wasting excess water:



Deep soaking - If you let the hose run on low pressure directly at the area you're watering and **ONLY** at the **BASE** of the plants, the deep soaking will ensure the water soaks down to the roots where the plants need it. Do **NOT** water the foliage as you'll waste water and this can lead to fungal growth on the leaves.

Early morning or sunset - These are the most ideal times to water (most preferable in evening) because the water can again soak to the roots where it's needed. Watering during the heat of the day causes evaporation and the watering effort is wasted. Watering at night is most successful.

Water conservation - We all know what a precious resource water is for us and we should all be conserving where possible. If you choose to use a sprinkler to water, only use it for a large grassy area and target your sprinkler so water doesn't run off to the sidewalks. Keep the water on the soil only.



Finally, if you do not have a hose or if you need help with watering an area of your front or back common area, please email our onsite crew, Nelson & María, and they may be able to help.

To reach Nelson & María, email fairlingtonglen-staff@hotmail.com.

Thanks for your attention to this matter during these dry summer months.

Trash Reminders of the Do's & Don'ts

We work with an amazing contractor, Capitol Services of Virginia, for trash and recycling services in the Glen. Their crews come six days a week (Monday-Saturday) to pick up our bagged household garbage, once a week to collect recycling, and once a month for bulk trash pick up. It is a costly part of our operating budget, but trash collection of this magnitude is much-needed in Fairlington.



Please remember, in Fairlington Glen garbage is NOT allowed to be placed out the night before or the day before pick up. This includes boxes and bagged patio debris. Putting trash out the night before encourages rodents and other animals, plus it just makes our beautiful community look bad. Neighboring villages may have different rules regarding trash, but please abide by the Glen's rule, which is no trash of any kind out the day/night before pick up. Long-time residents are encouraged to remind our newest residents of this policy.

Please refrain from putting bagged household garbage into the community trash cans found alongside the Glen's sidewalks. Those canisters are to be used mainly for bagged dog poop disposal.

Many times throughout the year birds and squirrels will feast on our bagged trash in the mornings prior to pick up. They'll punch holes in the bags in search of food and often leave behind a trail of debris strewn in the grass or on the sidewalks. To prevent this mess from happening, please consider using two plastic bags OR a brown bag surrounded by a plastic bag. You may also try putting a couple of moth balls in your trash bags to discourage birds and animals OR put a small amount of bleach on a paper towel and place the towel inside your bag.



For Weekly Recycling, Please Empty & Rinse

When it comes to recycling, Capitol Services of Virginia kindly asks that you:



1. Empty and rinse all food and liquids from plastic, aluminum, and metals cans; however, it is not necessary to remove the label.
2. Don't scrub your recycling donations clean, but please take the time to empty their contents before you toss them into the bin. Food contamination can cause an entire batch of recyclables to be rejected.
3. Please do not recycle pizza boxes because they contain grease and food residue.
4. Remember that Styrofoam is NOT recyclable.

Celebrate National Night Out on August 6

The Arlington County Police Department (ACPD) invites the community to join millions of neighbors nationwide in attending National Night Out (NNO) events on Tuesday, August 6, 2024 from 5:00 to 8:00pm.

NNO is an annual program held on the first Tuesday of August that aims to celebrate and strengthen the relationships between community members and the law enforcement professionals who serve them.

During NNO in Arlington County, neighborhoods, businesses, and other organizations host outdoor events such as cookouts, block parties and ice cream socials to promote camaraderie between those that live in, work in, and visit Arlington and the police department.

Before joining ACPD for an evening of fun, they encourage community members to practice crime prevention strategies like the "9pm Routine." Make sure you lock your doors, turn on your porch lights and security systems and secure your property before visiting with neighbors, law enforcement, firefighters, and County employees during NNO.



Meet Our 2024 Lifeguards

Q's & A's

Maybe you've seen their faces, but do you know their stories? Get to know our 2024 lifeguards who are working at the Glen Pool this summer as Atlantic Pool Service employees - two visiting from overseas and three from nearby.

Veronika Kuchtakova - 22 years old - Slovakia



- 1. Are you a student? If so, what are you studying? What is the name/location of your university?** "I study education at the University of Trnava in Trnava, (Slovakia)."
- 2. Is this your first time in the United States? What is your impression of America so far?** "This is my second summer in the U.S. I like it here very much. People here are much friendlier than in Slovakia - just my opinion."
- 3. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I like it here a lot. People in this community are really friendly and nice."
- 4. When you're not working or going to school, what hobbies/interests do you have? What do you like to do for fun?** "I love long walks with coffee in hand. I also like to read books and sometimes go to the gym."

Katerina (Kate) Kosakova - 21 years old - Czech Republic

- 1. Are you a student? If so, what are you studying? What is the name/location of your university?** "I go to university in Czech Republic in a city called Liberec, and I study economics. The name of the university is the Technical University of Liberec."
- 2. Is this your first time in the United States? What is your impression of America so far?** "This is my second year visiting the U.S. America is very different from the Czech Republic; however, I really like the culture. People are usually very friendly and welcoming. I can imagine myself living here for some period of time."
- 3. How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I enjoy working at Fairlington Glen, and I am happy that I can work here. The people here are so friendly and nice."
- 4. When you're not working or going to school, what hobbies/interests do you have? What do you like to do for fun?** "I like running and going to the gym or I like to spend time with my friends. We like to go on trips or to the movies." *(continued on page 10)*



Ryan Beck - 17 years old - Fairlington Meadows

1. **Are you a student? Where do you go to school?** "I go to Wakefield High School, and I'll be a rising senior this year."
2. **How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I love working in the Glen. It's been an awesome experience as a first job. The people in this community have been nothing but welcoming."
3. **Do you enjoy working as a lifeguard? Even in the heat & humidity?** "Yes, I've enjoyed working as a lifeguard and bonding with the kids as well as the adults in and around the Glen. I've been able to work in these hot conditions with the help of my co-workers as well as water & food from the community."
4. **Tell us about your experience working with the international guards.** "Working with the international guards has been an awesome way for both of us to show (each other) different customs as well as showing them the malls and food around the area."



Beckett Hampton - 16 years old - Douglas Park/Arlington County



1. **Are you a student? Where do you go to school?** "I am a rising senior at Wakefield High School."
2. **How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "I love working here. Everyone is very friendly and welcoming."
3. **Do you enjoy working as a lifeguard?** "I do enjoy being a lifeguard. I get to meet new people and make money, which I hope to use for a trip to Europe."
4. **When you're not working or going to school, what hobbies/interests do you have?** "I love playing golf & baseball and going to the gym. I'm also working toward being an Eagle Scout. Some other interests are hiking and playing basketball."

(continued on page 11)

Daniel Cecere - 15 years old - Fairlington Meadows



1. **Are you a student? Where do you go to school?** "I'm a student at Saint Stephens and Saint Agnes. I'm a rising sophomore."
2. **How do you like working in Fairlington Glen? What's your opinion of our community and its people?** "The community of Fairlington Glen welcomed me from day one, from pulled pork sandwiches to cold water on hot days."
3. **Tell us about your experience working with the international guards.** "I have been able to tell them about some fun places my friends and I go to. I have created some great friendships with them over the summer."
4. **When you're not working or going to school, what hobbies/interests do you have?** "One of my favorite activities is lacrosse. I play on my school's team and a travel team."

The editor wishes to thank Pool Committee Co-chair Lori Derkey for helping to put these profiles together for us.

Free Monthly Paper Shredding - New Hours

On the first Saturday of each month, barring holidays or cancellations (if a holiday weekend, then shredding shifts to the next Saturday), Arlington County offers free paper shredding for County residents only (sorry, businesses are not allowed) at the nearby Earth Products Yard at 4300 29th Street S. near Shirlington.

Please note their new hours - 8:00am to noon. The next scheduled event is Saturday, August 3.

Residents must be prepared to show ID with an Arlington address.

There is a limit of two boxes (no larger than 18 in. x 11 in. x 10 in.) or two paper bags per customer.

Acceptable items: paper (including staples & paper clips), checks/checkbooks.

Unacceptable items: magazines, catalogs, credit cards, three-ring binders, or phone book-sized material.

Residents are no longer able to view the shredding process and give tacit approval by entering the drive-thru routing.



Arlington County Fair Returns

The Arlington County Fair, one of the largest free events on the East Coast that has been providing quality entertainment for over 40 years, returns this month.



Get ready for the fun and games from August 14 to 18 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street S. Admission is FREE! Enjoy tasty food, thrilling midway rides & games, a kids court, live entertainment, shopping, and a pie eating challenge and a burrito eating contest. For more info, visit <https://arlingtoncountyfair.us>.

FAIR HOURS

Wednesday, Aug. 14 / 5:00-10:30pm

Thursday, Aug. 15 / 5:00-10:30pm

Friday, Aug. 16 / 2:00-10:30pm

Saturday, Aug. 17 / 10:00am-10:30pm

Sunday, Aug. 18 / 11:00am-10:00pm

There is no public parking this year in the garage located on S. Old Glebe Road or at Faith Lutheran Church. Off-site parking is available at the Bozman Government Center garage (2100 Clarendon Blvd). You can take the free shuttle to get to the fair. Parking on nearby streets is restricted to neighborhood residents with temporary permits.

New this year - the shuttle stop will be located on the corner of Clarendon Blvd. and N. Veitch Street in front of the Bozman Government Center, which is one block from the Courthouse Metro stop (Orange/Silver Line). Parking is free in the garage located beneath the Bozman Government Center, but only on weekends and after 5:00pm on weekdays.

Shuttles will operate a half hour before the fair opens to a half hour after it closes, and continuously throughout between the Bozman Center garage and the fairgrounds. Shuttles will be operated by ART Bus.



Fairlington Glen Contact List (August 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

VOLUNTEER NEEDED

11 (22)	<u>VOLUNTEER NEEDED</u>			
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	M. Joy Bickelhaupt		703-203-0583	joy.bickelhaupt@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		703-820-9567	a.steliga@cardinalmanagementgroup.com
	<i>(Amy's office hours: Monday, Wednesday, & Friday telework AND Tuesday & Thursday 9:00am-1:00pm)</i>			

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.).

August 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Pool Open 10am-8pm	2 Lap Swim 9-10am Pool Open 10am-8pm	3 Bulk Trash Pick Up / Pool Open 10am-8pm
4 Pool Open 10am-8pm	5 Pool Open 10am-8pm	6 Lap Swim 9-10am Pool Open 10am-8pm	7 Pool Open 10am-8pm	8 Pool Open 10am-8pm	9 Lap Swim 9-10am Pool Open 10am-8pm	10 Pool Open 10am-8pm
11 Pool Open 10am-8pm	12 Pool Open 10am-8pm	13 Lap Swim 9-10am / Pool Open 10a-8p / Board Meeting 6:30pm	14 Pool Open 10am-8pm	15 Pool Open 10am-8pm	16 Lap Swim 9-10am Pool Open 10am-8pm	17 Pool Open 10am-8pm
18 Pool Open 10am-8pm	19 Pool Open 10am-8pm	20 Lap Swim 9-10am Pool Open 10am-8pm	21 Pool Open 10am-8pm	22 Pool Open 10am-8pm	23 Lap Swim 9-10am Pool Open 10am-8pm	24 Pool Open 10am-8pm
25 Pool Open 10am-8pm	26 Pool Open 10am-8pm	27 Lap Swim 9-10am Pool Open 10am-8pm	28 Pool Open 10am-8pm	29 Pool Open 10am-8pm	30 Lap Swim 9-10am Pool Open 10am-8pm	31 Pool Open 10am-8pm

September 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Pool Open 10am-8pm	2  Pool Open 10am-8pm	3 Pool Closed Candidate Pro- files & Budget Amendments Due	4 Pool Closed	5 Pool Closed Community Forum 7:30pm	6 Pool Open 3pm-7pm	7 Bulk Trash Pick Up / Pool Open 10am- 7pm
8 Pool Open 10am-7pm	9 Pool Closed	10 Pool Closed Board Meeting 6:30pm	11 Pool Closed	12 Pool Closed	13 Pool Open 3pm-7pm	14 Pool Open 10am-7pm
15 Pool Open (Last Day) 10am-7pm	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SUMMARY OF AUDIT OF CALENDAR YEAR 2023

– Maynard H. Dixon, Jr., Fairlington Glen Treasurer

The final report on the audit of 2023 has been published to our website at <https://www.fairlingtonlen.com/>. This is my summary and comments on that report. If you want to discuss this, please e-mail me at MaynardDixonJr@gmail.com.

The results are shown in the Audit/Budget Accounts Table at the end of this document. (Note that Cardinal Management changed its account numbers in 2023.) As shown in this Table, we ended 2023 with a \$53,196.02 surplus of income greater than all uses of income (including reserve contributions).

This and prior year results (after rounding) result are included within Column (5) of the historical table below Table (2015-2023 data from audits):

(1) Year	(2) Income	(3) Operating Expenses	(4) Income Minus Operating Expenses	(5) Reserve Contributions	(6) Income Minus <u>All</u> Uses of Income
2015	1,502,305	916,575	585,730	608,075	(22,345)
2016	1,536,719	926,014	610,706	629,283	(18,577)
2017	1,590,262	1,009,859	580,403	633,320	(52,917)
2018	1,651,022	1,088,273	562,749	672,524	(29,575)
2019	1,706,091	1,055,941	650,150	682,377	(32,227)
2020	1,749,855	967,909	781,946	674,126	107,820
2021	1,786,587	1,089,996	696,591	683,855	12,736
2022	1,832,471	1,172,426	660,045	701,925	(41,880)
2023	1,947,459	1,164,369	783,090	729,894	53,196

Our operating surplus allows us to contribute to reserves. In 2023, as shown in Column (4) of the table above, we ended that year with an operating surplus of \$783,090 = total income of \$1,947,459 minus total operating expense of \$1,164,369. When the annual reserve contributions in Column (5) are added to the annual entries in Column (4) and compared with the annual income totals in Column (2), the result is Column (6), which shows our annual balances of income and uses of income.

Whether we end-up increasing our audited reserves by as much as we budget each year depends on how accurately we estimate future income and expenses. If we are accurate, errors will tend to offset each other over time. Cumulatively, from 2015-2023, Column (6) has averaged only **(\$2,641)/year**.

More important is whether we have been budgeting as much for reserves as we should. As explained in greater detail below, we have been steadily moving toward full funding of reserves (reserves = accrued depreciation); but progress stalled in 2023, and we need to prepare for future problems.

Here are the highlights of the audit, with the numbers in the discussion rounded to the nearest dollar:

Revenues

- **Interest.** An important part of our finances is the interest earned on Glen reserves, which appears in Account 40270 Interest. In 2023, the Glen earned \$81,790 in 2023, in comparison to the \$45,692 earned in 2022, the \$31,917 earned in 2021, the \$42,749 earned in 2020, and the 53,192 earned in 2019. The increase in 2023 was due to (a) an increase in interest rates caused by the Federal Reserve Board's efforts to fight inflation and (b) an increase in our investable reserves.

- In 2023, we accrued \$5,280 as a yearly amortization over 10 years of a Comcast payment of \$52,800 received in 2021, which we posted to Account 40430 Misc. Income. This accrual did not make it into the 2022 budget because I was not aware that we would be receiving it when I was drafting this budget in 2021. Because I was not aware that we would be receiving it, I also did not ask Cardinal to adjust the corresponding budgeted contribution to replacement reserves in 2022 to reflect estimated taxes due on this amount.

- **Bad Debt Recovery.** In 2023, the Glen recovered \$0 In 2023, sums posted to Account 40290 Bad Debt Recovery were small in comparison to prior years, and they will continue to be small in future years. As explained below, the accounting source of the recoveries – sums posted to Account 51400 Bad Debts Expense – will be small due to a re-purposing of the latter account. Beginning in 2024, dues recovered by legal collection will be posted to a new Account 40398 Recovery Income.

Operating Expenses

In 2023, our total operating expenses of \$1,164,369 were less than our budgeted total operating expenses of \$1,212,805. Most responsible was a late decision to spend less than budgeted on Exterior Painting, Carpentry, and Roof Repairs. We also came in under budget for Utilities and Contracted services.

- Administrative. In 2023, our total administrative accounts expense of \$119,351 exceeded our budgeted \$115,191, due in large part to increased Account 51030 Office Expense and Account 51550 Misc. Administrative expense. Our Account 51120 basic management fee paid to Cardinal Management declined from 2022 because Cardinal reduced our fee to compensate us for the fact that our monthly meetings would be staffed mainly by our onsite manager Amy Steliga rather than by both Amy and her supervisor Candace Lewis.

- Personnel. In 2023, our total Personnel accounts expense of \$244,543 came in close to our budgeted \$245,751.

Some increased expenses were offset by our not spending the \$6,500 budgeted to Account 61431 Temporary Help. We have been funding this account each year to encourage the use of temporary help when it would be more cost effective than our regular outside contractors.

- Landscape. Our 2023 total landscaping spending of \$125,848 was close to our budgeted \$124,103, an improvement over 2022 when our discretionary landscape spending went \$3,884 over budget. In mid-2022, we re-constituted our Landscape Committee, which had been in turmoil for most of 2021; and our new committee quickly managed to get things done close to budget.

- Professional Fees. Account 51106 Professional Fees are paid to our engineering consultant, Restoration Engineering, Inc. (REI), for administration of projects that are not administered by our management company, such as roof replacement and maintenance, major sewer projects, brick repair, and parking pavement repair. We also use REI to investigate what is causing damage and to provide second opinions on contractor recommendations.

In 2023, the Glen spent \$2,659 on Account 51106 Professional Fees -- \$11,357 less than our budgeted \$14,016. After the 2023 budget was approved, the Board postponed the extensive batch roofing work requiring these fees.

- Water/Sewer. In 2023, the Glen's Account 62120 water/sewer expenditure of \$192,745 was significantly under our budgeted \$204,738 but close to the 193,523 spent in 2022 and less than the \$198,745 spent in 2021.

The most likely reason is that I have recently been underestimating usage declines. In recent years, the Glen has benefited from usage-related declines in this expense, even as County rates rose slowly. The decline in usage was most likely due to conservation (water control devices, investigating leaks, less lawn watering, etc.). Our usage-related declines, however, have bottomed out and cannot be expected to continue.

- Painting. In 2023, we spent \$47,634 on Account 65310 Exterior painting, in comparison to our budgeted \$102,011. Most of the decline was due to the Board's late decision to postpone until 2024 work on two of the courts (Courts 11 and 12) that were originally budgeted for 2023. We may also have benefited from our increased ability to attract better bids due to our pre-painting mold removal program and the steady replacement of wood with PVC.

- Carpentry. In 2023, we spent \$21,167 on Account 65284 Carpentry, in comparison to our budgeted \$29,147. Almost all of this work takes place in the Courts that are scheduled for painting, after the painters mark wood that can no longer be painted. Thus, we attribute the under-budgeting for 2023 to the Board's postponement of painting work on two of the courts (Courts 11 and 12) that were originally budgeted for 2023.

We probably would have come in even more under budget but for the fact that contractor unit costs for carpentry seem to have been rising briskly and will probably continue to do so. I expect, however, that this expense will level off within the next 4 years despite rising unit costs, due to our completion of difficult catch-up work and the steady replacement of wood with PVC.

- Roof Repairs. In 2023, we spent \$33,307 on Account 65460 Roof Repairs, in comparison to our budgeted \$44,081. As in 2022, we did not undertake our usual proactive, 4-court roof batch repair cycle, after having completed cycled work in 2021 with work in Courts 13-16. The \$33,307 consisted of \$11,634 spent on soft washing the roofs in Courts 9-12 and the remaining \$21,673 was spent on unplanned spot work.

The cost of our spot roof work is not likely to level off soon. Our remaining older roofs are continuing to age, and unit repair and replacement costs are rising throughout our economy. The best we can do is to try to be proactive in our repairs to keep small repairs from turning into bigger ones.

- Damage Claims. Account 61370 Damage Claims is used to record: (1) Glen claims against insurance companies or other outside businesses; (2) Glen claims against residents; and (3) amounts paid to reimburse residents for damage for which the Glen is responsible under its Bylaws, most of which is damage resulting from defects in the common elements.

In 2023, the Account 65370 Damage Claims balance was \$5,225, in comparison to our budgeted \$11,512.

This account is volatile and difficult to budget. When large claims by the Glen are reimbursed, sometimes for prior-year events, the balance can turn negative. For example, the account had a negative balance of a negative \$4,574 in 2022 and a positive balance of \$12,766 in 2021. The negative balance was due to a credit of \$7,237.00 recording a contractor's reimbursement for damage to a drain pipe in 2020. The best we can hope for is that, over the long haul, the over-budgets and under-budgets will roughly cancel each other.

- Bad Debts Expense. In 2023, Account 51400 Bad Debts Expense balanced at \$0. In prior years, this account routinely included large debts of unpaid dues that were sent to counsel for collection. In mid-2022, however, the Board resolved to reserve this account for sums that have been formally written-off by Board resolution without being sent to legal counsel for collection. Because these sums are typically small, expect small future balances in this account. Beginning in 2024, unpaid dues debt that is sent referred to legal counsel for collection will be posted to a new Account 51401 Unpaid Assessments.

Reserve Contributions

- Contingency Reserve (Part of EOF). Our contingency reserve is a major part of what our accountant calls our "excess operating funds" (EOF), defined as [contingency + unappropriated members equity after profit/loss]. EOF funds are available for budgeted operations. On the asset side of our balance sheet, we try to keep our contingency balance in a separate contingency bank account and our unappropriated members equity balance in our operating bank account. An adequate EOF protects us against temporary overdrafts, dues revenue drops, and unbudgeted expenses that cannot easily be avoided.

The auditor recommends that we maintain EOF of from 10-20% of our annual assessments. The upper range of 20% would provide a sound buffer against uninsurable disasters, adverse governmental employment developments, and hidden property defects.

Applying this upper-range standard, our budgeted 2024 assessment income of \$1,911,360 would require an EOF of $\$382,649 = .20(\$1,913,247)$. At the end of 2023, we were only \$28,416.84 short of this 2024-based goal, with an EOF = $\$354,232.56 = \$189,128.94$ (contingency) + $\$111,838.30$ (unappropriated members equity) = $\$53,196.02$ (profit). See the table below, based on the unrounded account balances:

	2023	2022	2021	2020
Account 24620 Reserve/Contingency	189,128.94	231,009.05	218,273.44	102,053.00
Account 30410 [20410 Before 2023]Unappropriated Members Equity	111,838.30	111,838.30	111,838.30	111,838.30
Profit (Loss)	53,196.02	(41,880.11)	12,735.61	107,820.44
EOF	354,232.56	300,967.24	342,847.35	321,711.74

Caution, however, is needed. I expect a large drop in EOF during 2024 due to a surprise, unbudgeted increase in insurance costs for 2024. See our articles in the January and June 2024 newsletters.

- Replacement Reserve. In 2023, the Glen contributed \$729,984 to replacement reserves, in comparison to the \$701,925 contributed in 2022, the \$675,455 contributed in 2021, and the \$665,726 contributed in 2020, as shown in the following table:

Source of Reserve Contributions	2023	2022	2021	2020
Assessments	660,000	660,548	648,480	631,955
Interest	64,614	36,097	25,215	33,771

Yearly Amortization of Comcast Renewal Payment	5,280	5,280	1,760	
Total Contributions	729,894	701,925	675,455	665,726

Our 2018 reserve study concluded that, based on the reserve expenditure needs determined therein and our expected revenues and operating costs, we can attain full funding by the year 2047 if we continue to add to reserves at the pace prescribed therein.¹ The table below shows that, until 2023, we have been moving gradually toward fully funded reserves. In 2023, progress stalled, in large part because our actual reserve expenditures (\$334,578) exceeded the disbursements predicted by the study (\$284,080).

(1) Year	(2) Audited Replacement Reserves End of Year.	(3) Accrued Depreciation 2013 Study	(4) Column (2)/Column (5)	(5) Accrued Depreciation 2018 Study	(6) Column (2)/Column (3)
2015	1,888,332	6,661,857	28.35%		
2017	2,286,644	6,890,342	33.19%		
2017	2,486,732	7,036,347	35.34%		
2018	2,717,615	7,241,900	37.53%	8,242,927	32.97%
2019	2,889,066			8,718,333	33.14%
2020	3,406,217			9,167,198	37.16%
2021	3,721,187			9,737,842	38.21%
2022	4,252,054			10,031,477	42.39%
2023	4,389,799			10,392,988	42.23%

The 2023 stall is a matter of concern. If it continues, it will have to be addressed by making our assets last longer, decreasing operating expenses, increasing reserve contributions from dues revenue, finding higher return reserve fund investments, or some combination of these steps.

Adding to our concern is the fact that, while our 2018 Reserve Study is likely the best in the area, it excluded certain items that will be included in the next reserve study, in particular: (a) the buried power lines in Courts 1-4; (b) the engineering costs of expensive replacement projects; and (c) to deal with flooding after 2018, drains that were added after the 2018 reserve study.

¹ Full funding of replacement reserves (reserves = accrued depreciation) is desirable for the Glen. For an explanation why, see the budget article in the special August 14, 2023, edition of the newsletter.

Moreover, estimating remaining asset lives and future asset prices is an art, not a science. A few other areas of concern:

(1) We take good care of our roofs, with regular inspections and softwashing, and we have replaced all our low-quality Bangor slate roofs under exacting standards; but we cannot be sure that our remaining pre-conversion, 1940's Vermont slate roofs will last a full 100 years, rather than the 75 years estimated by the Arbor and the 60-80 years estimated by the Mews.

(2) The 2018 study likely underestimated the cost of replacing sewer pipes under buildings, which will include repairing basement slabs and owner assets that will be damaged by the replacement.

(3) Future asset price inflation will probably trend upward, as our economy dedicates increasingly scarce resources to repairing capital assets that have accumulated during its growth years.

Reserve Disbursements

Yearly reserve “disbursements” consist of (1) the actual cash paid during the given year for reserve projects, even if they were contracted in the prior year, and (2) sums that were set aside during the given year to pay for work that was contracted during the prior year but not paid during the given year. The auditor has a handy summary of these disbursements, which I show in the table below, adding a comparison with reserve contributions from the table above. The first line presents the actual cash paid for reserve projects during 2023 (\$592,149).

For payables, the auditor proceeds in two steps, which can be confusing. In the second line, the auditor shows what was set aside (but not actually paid) for prior year reserve expenditures during 2023, as shown in the payables account (\$11,043). In the third line, the auditor gives the Glen a credit for setting aside \$268,614 for reserve expenditures that were contracted during 2023 (most likely at the end of the year) but will be charged to a later year.

From the table, we can see that, in 2023, payment for reserve projects that were contracted in a prior year but delayed to the current year continued to bottom out. The improvement was most likely due to the end of COVID-related delays in 2020 and 2021.

Disbursement	2023	2022	2021	2020	2019
Current year Cash Paid for Reserve Expenditures	(592,149)	(171,058)	(360,485)	(148,574)	(502,526)
Less: Prior Year Reserve Expenditures Payable	(11,043)	(15,182)	(286,580)	(267,127)	(75,581)

Add: Current Year Reserve Expenditures Payable	268,614	11,043	15,182	286,580	267,127
Total Disbursed	(334,578)	(175,197)	(631,883)	(129,121)	(310,980)
Total Replacement Reserved Contributions	729,894	701,924	675,455	665,726	673,977

We can also see that replacement reserve contributions exceed disbursements for each of the above years. In fact, from 2014 to 2023, this has been true for each year except 2015. This shows that the Glen has been able to replace its assets without borrowing.

Balance Sheet Equity

The Glen ended 2023 with an increase in its Total Members Equity [Replacement Reserve + Contingency Reserve + Unappropriated Members' Equity (other cash funds)] = \$190,944 = \$4,743,962 (2023) - \$4,553,018 (2022). Here is a summary table for 2014-2023, which reflects adjustments to equity made by the auditor in 2020 for years 2018 and 2017:

Year	Equity Growth	Income Minus Uses of Income
2023	\$190,944	(53,196)
2022	\$488,986	(41,880)
2021	\$336,104	12,736
2020	\$633,371	107,820
2019	\$117,624	(32,227)
2018	\$212,109	(29,575)
2017	\$223,772	(52,917)
2016	\$383,467	(18,577)
2015	\$183,204	(22,345)

Even when the balance of income and uses of income (the bottom line of the Audit/Budget Table below) is in deficit, our total members equity can grow if the increase in our reserve funds exceeds the decrease in EOF (the funds available for operations). This has happened in the last 8 audited years 2015-2023. During those years, the revenue set aside for reserves was sufficient to increase our equity in each of those years.

Audit/Budget Accounts Table

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2022 After Audit	2023 Budget	2023 After Audit
	INCOME			
40100 [30100]	Assessment Income	1,779,864.00	1,860,321	1,858,044.00
40270 [30270]	Interest	45,692.14	43,252	81,789.88
40290 [30290]	Bad Debt Recovery	0.00	1,833	0.00
40172 [30171]	Late Fees	1,450.00	1,200	1,900.00
40190 [30190]	Pool Income	185.00	368	200.00
40430 [30260]	Misc. Income	5,280.00	1,760	5,280.00
40010	Additional Charges			245.00
	Total Income	1,832,471.14	1,908,734	1,947,458.88
	ADMINISTRATIVE and MISCELLANEOUS			
51020	Postage	201.21	100	0.00
51030	Office Expense	4,662.50	3,284	3,015.03
51031	Copying/Printing	1,064.32	1,160	876.52
51050	Training & Education	315.00	300	0.00
51250	Entertainment & Social	0.00	300	384.13
51500	Misc. Expense	678.45	1,996	527.95
51550	Misc. Administrative	5,155.81	5,038	5,421.34
51110	Auditing, Taxes, and Accounting	7,814.00	8,500	8,620.00
51090	Legal Fees	9,408.18	17,500	12,603.21
51092	Legal Fee Reimbursement	(1,112.00)	(2,800)	(839.37)
51120	Management Fee	69,708.00	67,584	67,584.00
51125	Management Schedule B	10,973.56	7,838	11,046.99

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2022 After Audit	2023 Budget	2023 After Audit
51000 [51160]	Telephone & Related	3,615.58	4,391	3,305.48
	Total	112,484.61	115,191	112,545.28
51750 [71050]	INSURANCE	113,896.67	118,587	142,443.37
	PERSONNEL			
51137	Management Onsite	91,016.85	98,280	99,548.05
52420 [61420]	Maintenance Payroll	102,663.89	100,490	106,426.81
52301 [61301]	Fed. FICA Tax	6,209.10	6,230	6,739.34
52308 [61308]	Fed. Medicare Tax	1,448.77	1,457	1,575.98
52302 [61302]	VA Unemployment Tax	52.80	41	43.88
52303 [61303]	Fed. Unemployment Tax	83.99	105	95.21
51770 [71070]	Group Insurance [Health]	23,387.88	24,278	27,673.44
52044 [61300]	Payroll Administration	8,300.43	9,050	10,121.59
65360 [61360]	Uniforms	553.05	620	512.74
52431 [61431]	Temporary Help	0.00	5,200	0.00
	Total Payroll	233,716.76	245,751	252,737.04
	UTILITIES			
62000 [71030]	Electricity	10,749.40	11,699	11,753.36
62120 [71010]	Water/Sewer	193,522.94	204,738	192,745.38
	Total Utilities	204,272.34	216,437	204,498.74
	POOL COMPLEX			

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2022 After Audit	2023 Budget	2023 After Audit
6000 [61150]	Pool Contract	47,850.00	50,700	50,700.00
60115 [61145]	Pool Repair and Maintenance	9,237.82	9,232	16,826.18
60176 [61156]	Pool Furniture	2,775.56	2,000	893.39
51268 [51258]	Pool Committee	227.86	2,500	2533.30
	Total Pool Complex	60,091.24	64,432	70,952.87
	LANDSCAPING			
58000 [61180]	Landscaping Maintenance Contract	93,108.00	93,828	101,808.00
58172 [61188]	Tree Service [after 2018 -- work related to maintenance and reserve projects]	0.00	3,000	1,144.00
61572	Special Projects/Improvements		4,000	1,945.00
58050 [61557]	Landscaping Non-Contract	15,674.68	22,000	18,972.53
58070 [61570]	Landscape Replacement [Damage from Contractor Negligence or Weather]	5,061.20	3,752	1,978.00
	Total Landscaping	113,843.88	126,580	125,847.53
	REPAIRS & MAINTENANCE			
65310 [61310]	Exterior Painting	77,275.00	102,011	47,634.00
65284 [61284]	Carpentry	25,585.43	29,147	21,167.00
65200 [61200]	Property Repairs	25,909.40	16,563	34,227.34

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2022 After Audit	2023 Budget	2023 After Audit
65090 [61090]	Maintenance Supplies		5,868	6,207.07
65469 [61460]	Roof Repairs	73,231.00	44,081	33,307.00
65010 [61010]	Vehicle Expenses	545.57	689	205.35
65247 [61247]	Playground Equipment	5,400.00	1,850	3,039.08
51106	Professional Fees	21,788.00	14,016	2,659.00
	Total Repairs & Maintenance	229,734.40	214,225	148,445.84
61370 [61370]	DAMAGE CLAIMS	(4,573.81)	11,512	5,224.92
	SERVICES PROVIDED MAINLY BY CONTRACT			
65240 [61240]	Exterminator	3,904.00	3,616	4,645.00
58582 [61581]	Snow Removal	23,059.27	10,955	0.00
65250 [61250]	Trash Removal	71,677.10	74,371	77,043.26
	Total Contracts	98,640.37	88,942	81,688.26
51400 [50400]	BAD DEBTS EXPENSE	0.00	2,065	0.00
	INCOME TAX ACCOUNTS			
51140 [71140]	Income Taxes	10,320.00	9,083	19,985.00
95000	Provision for Income Taxes			

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2022 After Audit	2023 Budget	2023 After Audit
	TOTAL EXPENSES	1,172,426.46	1,212,805	1,164,368.85
	RESERVE CONTRIBUTIONS			
	Replacement			
90000	Replacement Reserve	660,548.00	660,000	660,000.00
90005	Replacement Reserve Interest	36,096.79	34,169	64,614.01
90062	Cable Marketing Reserves [Funds amortization payments that are to be coded yearly to replacement reserves]	5,280.00	1,760	5,280.00
	Contingency			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	0.00	0	0.00
	Total Reserve Contributions	701,924.79	695,929	729,894.01
	GRAND TOTAL EXPENSES	1,874,351.25	1,908,734	1,894,262.86
	BALANCE OF INCOME AND USES OF INCOME (- DEFICIT)	(41,880.11)	0	53,196.02