



The Glen Echo

Newsletter of Fairlington Glen

August 2017

Calling All Candidates

This year, the Fairlington Glen Board of Directors will have two seats up for election. One seat is currently held by Treasurer Maynard Dixon, who has already indicated his intent to run for reelection. The other seat is mine, and I announced on July 11 at the Board meeting that I will not be seeking another term. After six years on the Board, five as the president, I need a break. Plus, I truly believe it is someone else's turn. I am not ill and I am not moving, but I will be leaving the Board. That said, now is the time for dedicated co-owners who wish to run for the Board 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 simply run for a spot on the Board, not for a specific role. Following the Annual Meeting, the Board will hold an organizational meeting to determine its officers for 2018.

Serving on the Glen Board is voluntary; however, it's rewarding to know that you're helping to make lasting, positive changes to our community. There are no prerequisites for the job other than Board members must be co-owners. 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 Board can 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 (from management and members of the community). An effective Board member will 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 me or any member of the Board. You will need to complete a one-page candidate profile and declare your intent to run no later than September 10, 2017. You'll also have an opportunity to briefly address the community at our annual Community Forum on September 6, 2017. Volunteers are the lifeblood of any community, and now more than ever your community needs you!

Jay Yianilos / Board President

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. If you have something to put in the newsletter, please e-mail Jay Yianilos at jasonyianilos@yahoo.com.

The *Glen Echo* is published online on the Glen's web site, at <http://www.fairlington.org/glennewsletters.htm>

To be notified by e-mail when the latest edition is published, with a link to the newsletter, give us your e-mail address by signing-up for Glen Alerts via the Glen's web site. Your e-mail address will be used only for official Glen business.

Summer Fun Continues At The Glen Pool

POOL PARTY - Don't miss the Glen's Saturday Night Swim-In on Saturday, August 5 from 8:00 to 11:00pm. The pool will be open late for you to enjoy a late-night swim and to mingle with your Glen neighbors.



There will be a keg provided by Kay Houghton & Associates and Soundproviders ENT will be offering their entertainment services for the evening. For more info on Soundproviders ENT, please go to <http://soundprovidersent.com> or <https://www.facebook.com/soundprovidersent>.

If you have any questions about the event, please contact Glen Pool Committee Chair Monica Wiedemann at msovero@yahoo.com

Kay Houghton

& Associates

Keller Williams Metro Center
703-CALL-KAY | www.khassociates.com

MARK YOUR CALENDAR - The Glen's end-of-summer pool party will be on Saturday, September 16 from 4:00 to 7:00pm (rain date will be Sunday, September 17). Plus, the Glen's annual Dog Swim will be Sunday, September 17 at 7:00pm. Look for more details in next month's issue of the *Glen Echo*.

REMAINING POOL HOURS:

Tuesdays and Fridays (July 4- September 1)	Open 8-10am / Lap Swim
Monday, July 31 - Monday, September 4	10am-8pm
Tuesday-Thursday, September 5-7	CLOSED
Friday, September 8	3-8pm
Saturday, September 9 & Sunday, September 10	10am-8pm
Monday, September 11 - Thursday, September 14	CLOSED
Friday, September 15	3-8pm
Saturday, September 16 & Sunday, September 17	10am-8pm

More Glen Pool Info



RECREATION PASSES - You MUST have a Fairlington Glen recreation pass to enter the pool. Please remember to bring your pass each time you visit the pool AND sign in at the entrance table. We are enforcing this rule especially diligently this year because we have heard reports of substantial numbers of non-residents using our beautiful pool without authorization.

If you are new to the community and need to obtain a recreation pass, fill out and submit the recreation pass form on our website. The initial pass is FREE. Those needing a replacement pass should also fill out and submit the form along with a \$5 replacement fee. Glen recreation passes will be issued and delivered to your home by our volunteer. Please complete & sign the form and email it to glenpoolpass@gmail.com. It may take up to two weeks for your pass to be processed and delivered.

Remember, the Glen pool is for Glen residents and their guests only.

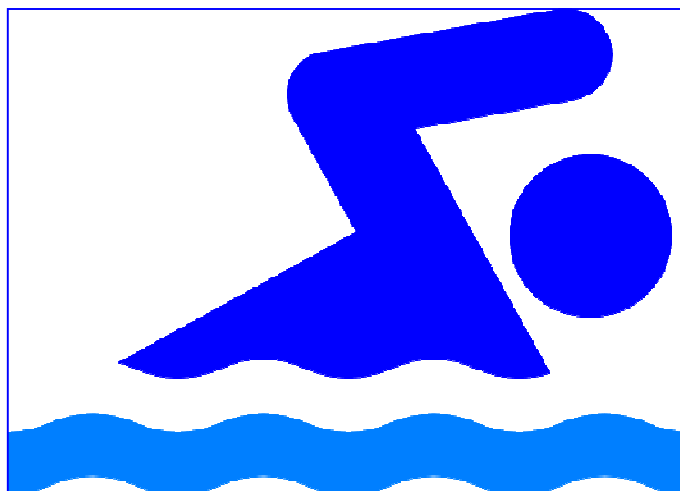
SUMMER BEER/WINE SOCIALS - Here's an opportunity to hang out with neighbors and make new friends in a casual environment. Our summer beer/wine socials are held every other Thursday (see schedule below), just outside the pool entrance starting at 7:30pm. Bring a beverage to share - and a simple snack too, when possible. If nobody is there, swing by again a bit later as people do come and go. Organizer Mary Hanson will be on travel a lot this summer, so if you are willing to "host" (which means being there by 7:30pm) a night, please email mary_hanson@comcast.net.

August 10 - White wine

August 24 - Beer

September 7 - Rosé

LAP LANE SWIMMING HOURS - Tuesday and Friday mornings in July and August (and Friday, September 1) will be lap lane swimming time during the hours from 8:00 to 10:00am. This is always a favorite for adults who like to do some early-morning lap swimming. There will be no kids permitted until the pool opens for normal hours beginning at 10:00am.



New Landscape Chair Appointed

At its meeting on Tuesday, July 11, the Board appointed Barbara Dean as the new chair of the Landscape Committee. Barbara has served on the committee during the past two years, but now steps up to chair the committee.

Our Landscape Committee is always looking for additional volunteers. You don't have to be a gardener to serve on the committee, but you should have an interest in helping to maintain and improve the Glen's landscape.

For more information, please email Barbara at glenlandscaping@gmail.com.

Court Reps Needed

We are still looking for new Court Reps in Courts 1 and 8. If you are a co-owner or renter in these courts, please contact Court Representatives Group (CRG) Chair Carol Goodloe at cagoodloe@comcast.net to learn more about volunteering to serve the residents of these courts.



The CRG serves as the primary communication link between co-owners and residents AND the Board of Directors. The CRG serves as a forum for interchange and communication at the local court level and deals with tasks that are best performed on a court-by-court basis.

Court Reps are responsible for welcoming new residents to their court, transmitting information from the Board to the court residents, monitoring the physical upkeep of the court, and informing & reminding court residents of Glen policies.

Verizon FiOS Update



The folks with Verizon are estimating that FiOS will be ready to order in the Glen by the end of August, barring any unforeseen circumstances.

Once the service is available to order, interested residents will need to contact Verizon to talk about their service plans and to order the service.

No more digging is required, except for those that refused to have the pipe installed on the patio and now wish to have FiOS.

B Building Fire Inspections

The Glen has 23 B Buildings, and each building has smoke detectors located in the upstairs and downstairs hallways PLUS an upstairs hallway fire extinguisher.

The fire extinguishers are inspected and tested annually by a contractor. These inspections typically occur during July, and were completed last month by Scotty's Fire Extinguisher Service of Alexandria.

In addition, our onsite staff will test and replace all of the smoke detector batteries annually during the month of July, and this task was completed last month by Nelson & Maria.

Glen Community Forum Scheduled



Join us at the Glen pool on Wednesday, September 6 at 7:30pm for the annual Community Forum. The Board will discuss the proposed 2018 budget, included in this month's *Glen Echo* (page 10), and answer any questions you may have regarding the budget. It's also a prime opportunity to hear from and talk with co-owners who are running for the Board in the fall.

Please note that the forum is for adults only, as the pool itself will be closed. If it rains that night, we'll move the meeting indoors into the nearby maintenance facility.

Hazardous Materials Recycling: Where? When?

Every Saturday from 9:00am to 3:00pm, Arlington County accepts household hazardous materials (HHM's) at the County's Water Pollution Control Plant, located at 530 31st Street South.

HHM's are products found in the home that are flammable, corrosive, poisonous, or potentially hazardous. In fact, items containing hazardous and toxic materials will pose environmental risks if taken to a landfill or incinerated.

Examples of HHM's include: compact fluorescent light bulbs (CFL's); fluorescent tube lights; car batteries; rechargeable, lithium, silver oxide, and mercury batteries; motor oil; latex paint; devices containing mercury; and household electronics such as TV's & computers.

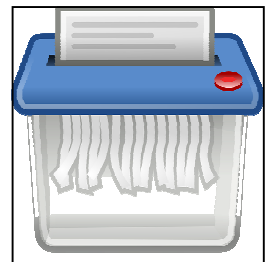
This free service is offered to County residents; however, business or commercial hazardous materials are not accepted.

For more info visit <https://recycling.arlingtonva.us/household-hazmat/> or call 703-228-6832.

Free Paper Shredding Offered Monthly

On the first Saturday of every month, Arlington County offers free paper shredding to County residents from 8:00am to 4:30pm at the Solid Waste Bureau's Earth Products Yard, located at 4300 29th Street South.

You may bring up to two boxes or two bags of paper to shred. To learn what types of paper are accepted, visit www.arlingtonva.us and search "paper shredding."



Yellow Recycling Bins - For Paper Only



Just a reminder that the yellow bins that are placed out for our weekly recycling are for newspaper and mixed paper ONLY - no commingled items (glass, plastic, aluminum) in the yellow can, please. Also, place cardboard on the ground near the containers.

Capitol Services of Virginia, Inc., our trash and recycling contractor, added the yellow bins to our weekly recycling routine last summer.

The blue & gray buckets are for commingles such as glass, plastic, and aluminum. Please remember to wash out these items to avoid food contamination.

THE GLEN 10

10 Q's & A's

With Our 2017 Lifeguards

Maybe you've seen their faces, but do you know their stories? Get to know your neighbors in the Glen through this feature we call the Glen 10. This month we take a slightly different approach and offer a series of questions to our four lifeguards working at the Glen pool as Atlantic Pool Service employees - all visiting from overseas.

Lucie Hruskova - 23 years old - Prague, Czech Republic



- 1. Are you a student? If so, what are you studying and where do you attend school?** "I am studying physical education and sport at Charles University in Prague."
- 2. Is this your first time in the United States? How do you like the USA so far?** "Yes, it's my first time in the US. I am really delighted that people are so kind and grateful."
- 3. What American cities do you think you'll visit while you're here? What sites have you seen in the Washington DC area?** "I visited a few American cities, and I was surprised that everything is so nice and different. I have also visited the White House, the Lincoln Memorial and the Washington Monument."
- 4. Do you enjoy working as a lifeguard? And if you have been teaching swimming lessons this summer, how has that experience been with the kids?** "Being a lifeguard is good for me and a new experience. I am enjoying it. I teach swimming, but it is not new for me. In the Czech Republic I have been teaching kids a lot of sports."
- 5. When you're not working or going to school, what do you do for fun?** "I play soccer and I am a soccer coach."

Daniel Jordan - 23 years old - Ostrava, Czech Republic

1. Are you a student? If so, what are you studying and where do you attend school? "Yes I am. I study at the Technical University of Ostrava. My main subject is construction (creating 3D models of things on a PC)."

2. Is this your first time in the United States? How do you like the USA so far? "Yes, this is my first time in the USA. I am enjoying every single day here. I grew up in a small village, so to be in the Washington DC area is a really big change for me. It's amazing to see things that I know from the movies to be reality."

3. How do you like working in Fairlington Glen? What's your opinion of our community and its people? "I like working in Fairlington Glen. The pool is beautiful and the people behave really nice to us."

4. Do you enjoy working as a lifeguard and teaching swim lessons? "Yes, lifeguarding is the best job ever. I used to have a part-time office job, but to be outside is so much better. The children I am teaching are great. They learn very quickly."

5. When you're not working or going to school, what do you do for fun? "Sometimes, me and my roommates go to some restaurants to taste something new. I also have a second job, so I work seven days a week. I am saving all fun for traveling."



Yury Burmakin - 22 years old - Novosibirsk, Russia

1. Are you a student? If so, what are you studying and where do you attend school? "I am a student. I study mechanical engineering in Prague."

2. Is this your first time in the United States? How do you like the USA so far? "It's my first time in the US. I like it. It's much different than Europe and Asia."

3. What American cities do you think you'll visit while you're here and why? "Chicago, New York, Las Vegas, Los Angeles, and many of the National Parks out west. For me, these are the most interesting places. As for other places, I will not have time to see them."

4. How do you like working in Fairlington Glen? What's your opinion of our community? Do you enjoy working as a lifeguard? "I like it. There are a lot of kind and friendly people here. Lifeguarding has been a good experience."

5. When you are not working or going to school, what do you do for fun? "I am training hard, reading books, watching movies, going for walks, going to clubs, and sleeping for rest."



Martin Kokosinsky - 23 years old - Ostrava, Czech Republic



1. Are you a student? If so, what are you studying and where do you attend school? "Yes, I'm a student. I study economics in Ostrava."

2. Is this your first time in the United States? What American cities do you think you'll visit? "No, I traveled on the east coast about five years ago. It's a country of many opportunities. I am still not decided if I will go to Key West, FL because of warm weather or visit many of the National Parks because I adore nature."

3. How do you like working in Fairlington Glen? What's your opinion of our community and its people? "The people here are pleasant and friendly. Some of them are talkative, which makes for a groovy atmosphere."

4. Do you enjoy working as a lifeguard. And if you've been teaching swimming lessons this summer, how has that experience been with the kids? "Better experience than lifeguarding is teaching the kids because the lessons with them are unplanned and unpredictable."

5. When you're not working, what do you do for fun? "I spend lots of time outdoors running, hiking, biking, or walking with a dog. Sometimes I go to the gym."

The editor is always looking for interesting Glen residents to feature each month in the Glen 10. If you have a friend or neighbor that you'd like to nominate for a future interview, please send their name and contact info to jasonyanilos@yahoo.com.

Another Street Tree Limb Cracks & Falls



A large limb from an oak tree at the entrance to Court 3 separated from the tree on Sunday, July 30 and temporarily blocked the entrance to the Court 3 parking lot. Arlington County Police & Fire were notified, and a County tree crew later responded to cut and chip the limb.

2017 Roof Work Completed

Crews from James R. Walls Contracting Company, Inc. have completed their work in Courts 8 and 12. Three partial Bangor slate roofs were replaced this spring/summer with Vermont slate at a total cost of \$201,544. Many thanks to the residents in these courts who had to deal with scaffolding and noise during the process.

Next year will mark the final year for replacement of Bangor slate roofs in the Glen. The Board has already approved a contract with Walls in the amount of \$360,052 for partial roof replacement at the following five buildings in Courts 13 & 15:

3512-3522 S. Stafford Street (rear)

3534-3544 S. Stafford Street (front)

4236-4244 S. 35th Street (front)

4246-4254 S. 35th Street (front)

4266-4274 S. 35th Street (rear)

Arlington County Fair Returns



The 41st Annual Arlington County Fair is coming this month. Get ready for the fun and games from August 16 to 20 on the grounds of the Thomas Jefferson Community Center, located at 3501 2nd Street South. Admission is FREE!

Enjoy great food, dozens of midway rides & games, over 100 indoor vendors, and plenty of family-friendly entertainment.

Fair visitors are encouraged to go car-free to the fair as parking at the fairgrounds is prohibited. However, there will be shuttle bus service from the Ballston & Pentagon City Metro stations AND from the I-66 parking garage and the Arlington Career Center lot. Roundtrip shuttle bus service costs \$2 per person, but children 12 and under AND seniors 65 and over are FREE!

For more information, visit www.arlingtoncountyfair.us.

FAIR HOURS:

Wednesday & Thursday, August 16 & 17: 5:00 to 10:00pm

Friday, August 18: 2:00 to 11:00pm

Saturday, August 19: 10:00am to 11:00pm

Sunday, August 20: 11:00am to 10:00pm

4th Annual Kennan Garvey Memorial Ride

The 4th Annual Kennan Garvey Memorial Ride is set for Saturday, August 5 beginning at 7:00am to benefit Phoenix Bikes' Capital Campaign to move into their new home at Arlington Mill this calendar year. The ride, in honor of Glen resident and County Board Chair Libby Garvey's late husband Kennan, is open to all ages and experience levels.

The course extends out and back along the entire length of the Washington & Old Dominion Trail. Billed as a "Sizzling Suburban Century," this is a 100-mile ride. However, there will be shorter choices that include a 15-mile, 40-mile, 60-mile, or 90-mile option.

The entry fee is just \$25, with a minimum fundraising level of \$100.

If you're not a biker, then consider sponsoring a rider or donating to the ride.

To register as a rider, go to www.bikereg.com/KGMR2017.

To sponsor a rider/donate to the ride, go to www.crowdrise.com/KGMR2017/fundraiser/phoenixbikes.



Budget and Fees Proposed for 2018

--Maynard H. Dixon, Jr., Treasurer--

At its meeting on July 11, 2017, the Board approved the draft 2018 budget and fee schedule below for submission to Glen co-owners this autumn before the Wednesday, November 1, 2017 annual meeting. The recommended budget would be based on a monthly fee increase of 2.9%, an increase from the 2.6% increase approved for 2017.

Goal

The goal of this and recent past budgets has been to preserve the Glen's high value and quality of life into the future. To do this, we must continue to add to reserves and pay the increased cost of maintaining aging assets. If our reserves are fully funded (reserves = accrued depreciation), we will be able to fund replacements as they are needed, without borrowing or special assessments. To attain full funding, we must gradually dig ourselves out of the hole created in prior decades, when transient residents contributed little to replacement reserves before they moved out. This lack of attention to reserves was common until Virginia enacted legislation requiring reserve studies every five years.

As we are building up our reserves, we continue to be faced with rising maintenance costs. This caused us to incur operating losses in 2015 and 2016, and may do so again in 2017. Rising maintenance costs are to be expected. As with older cars, the annual cost of maintaining Glen assets (roofs, drains, porches, etc.) can be expected to increase exponentially as they near the end of their useful lives. When the cost of maintaining an asset gets large enough, it becomes more cost effective to replace it than to maintain it. If our reserves are adequate, we will be able to replace aging assets before their rising maintenance costs consume an increasingly large part of our budgets.

It is not a question of whether the Glen will be faced with huge repairs to its aging assets, such as common sewer lines under building slabs and water lines between buildings, but when. We are planning to be ready for the inevitable when it happens.

Highlights

The budget below would provide for the rising expenses anticipated during 2018 and for continued growth in reserves. Here are its highlights:

- Fortunately, the Glen will benefit from a considerably larger Account 30270 interest income that is projected at a conservative \$24,435. The reason for our optimism is that, in May 2017, the Glen consolidated its reserve investments into a brokerage account at Morgan Stanley Wealth Management. Morgan Stanley can easily distribute (or "ladder") our reserves into insured, high-interest CD's with progressively longer expiration dates offered by banks all over the USA. Our interest return will not only be greater, but the Glen will also no longer have to manage separate reserve accounts scattered over four banks and a money market fund. This is a big deal for the Glen.

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In prior years, we have been allocating all interest on reserves back into reserves. Beginning in 2018, however, we will be reducing this interest allocation by the taxes that we estimate will be paid on the interest, so the reserve portion of the budget will no longer be subsidized by the operating portion of the budget. This lessened pressure on the 2018 operating budget and the likelihood of a deficit.

- The proposed budget would provide for a gross reserve contribution (including contingency and interest on reserve accounts) of \$649,061, in comparison to the \$620,165 budgeted for 2017. Due to losses in 2015 and 2016, and what could be another loss in 2017, we continued to increase contingency reserve contributions.
- Discretionary landscape expenditures (previously the sum of Accounts 61188 Tree Service and 61560 Landscape Improvements) would be reduced from \$48,000 to \$38,000, and they would be consolidated into a new Account 61557 Landscaping Non-Contract. This will help to absorb expected increased maintenance expenses.
- Management fees are determined under our contract with Cardinal Management Company. In December 2014, we negotiated a new agreement providing for an initial base fee for 2015 (\$74,016) that would be adjusted in 2016 and 2017 according to changes in the Consumer Price Index for urban workers CPI-W) for the metropolitan Washington, D.C., area. It is likely that our agreement will be renewed in 2017 based on the same CPI-W annual adjustment. Our actual fee for 2017 is \$75,353.62. A CPI-W increase of 2% during 2018 is a reasonable assumption. Thus, our projection for 2018 is [$\$75,353.62$ (2017 Actual)] [1.02] = \$76,861.
- Exterior painting is budgeted at \$77,374, an increase over the \$72,544 budgeted in 2017. Although the number of units being painted in 2018 (Courts 5-8) will decrease from 2017 (Courts 1-4), the effect of this decrease should be more than offset by our new policy of using a more expensive contractor who will adhere to considerably more rigorous painting standards and supervision.
- Carpentry is budgeted at \$13,850, a decrease from the \$18,598 budgeted for 2017. We will probably be using the same high-quality contractor, but the number of units that are likely to require carpentry should decline due to the smaller number of units in Courts 5-8.
- Account 71070 Employee health insurance costs are budgeted at \$29,246, in comparison to the \$23,130 budgeted in 2017. This would be an increase of about 10% to the \$26,515 that will actually be spent in 2017. The coverage would be the same high-quality family plan that our two employees have had for many years; but the cost of such plans began to rise rapidly after the 2009 federal legislation, with its requirement that adult children remain covered by family plans until they reach age 26.

Any Glen co-owner seeking a detailed, line-by-line explanation of the recommended budget should contact the Glen's Treasurer, Maynard Dixon, at MaynardDixon@verizon.net. The most recent audit, and the Treasurer's comments on it, appear on our website at <http://www.fairlington.org/glenindex.htm>.

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MANAGEMENT	ACCOUNT	2016	2017	2018
ACCOUNT	NAME	Balance After Audit	Budget	Budget
	INCOME			
30100	Assessment Income	1,521,516.00	1,562,652	1,607,228
30270	Interest	7,728.93	5,539	24,435
30290	Bad Debt Recovery	5,569.46	0	0
30171	Late Fees	1,625.00	1,776	1,750
30190	Pool Income	255.00	375	375
30260	Misc. Income	25.00	0	0
	Total Income	1,536,719.39	1,570,342	1,633,788
	ADMINISTRATIVE and MISCEL- LANEOUS			
51020	Postage	164.14	292	70
51030	Office Expense	781.55	1,598	1,685
51031	Copying/Printing	1,785.06	1,082	1,870
51050	Training & Education	30.00	253	100
51250	Entertainment & Social	84.82	100	65
51500	Misc. Expense	1,059.97	3,365	2,000
51550	Misc. Administrative	10,508.22	8,989	12,585
51110	Auditing, Taxes, and Accounting	6,750.00	6,750	7,050
51090	Legal Fees	19,933.77	15,000	15,000
51092	Legal Fee Reimbursement	(4,193.61)	(2,500)	(4,350)
51120	Management Fee	71,302.38	75,950	76,861
51106	Professional Fees	33,910.50	27,765	35,000
51000	Telephone & Related	3,730.99	3,503	3,721
	Total	145,847.79	142,147	151,657
71050	INSURANCE	73,471.75	76,700	75,774

	EMPLOYEES			
61301	Fed. FICA Tax	5,777.53	5,806	5,746
61308	Fed. Medicare Tax	1,167.06	1,358	1,344
61302	VA Unemployment Tax	27.20	96	62
61303	Fed. Unemployment Tax	84.00	90	84
71070	Group Insurance [Health]	21,414.60	23,130	29,246
61420	Maintenance Payroll	91,754.05	90,642	92,671
61360	Uniforms	479.41	300	150
61431	Temporary Help	4,838.91	5,500	7,000
61300	Payroll Administration	6,761.37	5,900	6,847
	Total Payroll	132,304.13	132,822	143,150
	UTILITIES			
71030	Electricity	9,304.70	10,039	10,396
71010	Water/Sewer	183,844.77	181,675	190,462
	Total Utilities	193,149.47	191,714	200,858
	POOL COMPLEX			
61150	Pool Contract	36,850.00	37,587	38,809
61145	Pool Repair and Maintenance	6,644.66	17,866	14,400
61156	Pool Furniture	7,204.30	1,100	1,100
51258	Pool Committee	2,302.45	2,300	2,500
	Total Pool Complex	53,001.41	58,853	56,809
	LANDSCAPING			
61180	Landscaping Maintenance Contract	70,202.76	71,607	74,544
61188	Tree Service	26,971.50	23,750	Discontinued
61560	Landscape Improvements	13,933.48	24,250	Discontinued
	Sub-Total Non-Contract (61188, 61560)	40,904.98	48,000	Discontinued
61557	Landscaping Non-Contract			38,000
61570	Landscape Replacement [Contractor or Weather Related]			2,500
	Total Landscaping	111,107.74	119,607	115,044
	REPAIRS & MAINTENANCE			
61025	Painting and Decorating	72,763.41	Discontinued	Discontinued
61310	Exterior Painting		72,544	77,374
61284	Carpentry		18,598	13,860
61200	Property Repairs	30,468.68	32,000	32,000
61460	Roof Repairs	11,939.38	10,500	17,000
61010	Vehicle Expenses	814.69	1,011	997
61247	Playground Equipment	0.00	1,500	1,500
61370	Damage Claims	9,843.17	9,000	10,317
	Total Repairs & Maintenance	125,829.33	145,153	153,048

	SERVICES PROVIDED MAINLY BY CONTRACT			
61240	Exterminator	3,703.00	3,995	3,658
61581	Snow Removal	20,459.50	9,200	10,344
61250	Trash Removal	66,935.64	67,595	69,254
	Total Contracts	91,098.14	80,790	83,256
50400	BAD DEBTS EXPENSE	41.05	0	0
	INCOME TAX ACCOUNTS			
71140	Income Taxes	163.00	2,391	5,131
95000	Provision for Income Taxes			
	TOTAL EXPENSES	926,013.81	950,177	984,727
	RESERVE CONTRIBUTIONS			
90000	Replacement Reserve	617,954.00	606,226	618,957
90005	Replacement Reserve Interest	7,728.93	5,539	19,304
	Contingency Reserve Accounts Used			
90032	--Transfer to Reserves Phase II			
90061	--Contingency Reserve	3,600.00	8,400	10,800
	Total Reserve Contributions	629,282.93	620,165	649,061
	GRAND TOTAL EXPENSES	1,555,296.74	1,570,342	1,633,788
	SURPLUS (- DEFICIT)	(18,577.35)	0	0

Reserve Funding

Full funding of reserves (reserves = accrued depreciation) would greatly benefit the Glen. Full funding would ensure that transient earlier owners do not use-up the Glen's assets and leave their replacement cost to be borne by later owners, who would be faced with the unexpectedly large dues increases, special assessments or borrowing that would be necessary to preserve the quality of life in the Glen in its latter years. Full funding can be a selling point for home buyers. It can act as an insurance policy in the event of natural or man-made disaster. Fully funded reserves also (1) increase our ability to invest funds that may not be needed short-term in less liquid investments offering greater returns and (2) allow the Glen to contract for the

(continued on page 15)

the batch replacement of assets at a lower unit cost. While estimation of useful lives and replacement values of assets like sewer pipes and slate roofs has some art mixed in with the science, it is better to err on the upside than the downside; for if we later find that we have overestimated replacement needs, the funds will still be available for return to owners or the financing of upgrades.

The Glen needs to erase the reserve funding deficits of earlier decades and move toward full funding. In the Glen's early decades, fee increases lagged inflation, as less attention was paid to reserves than other matters. Also, the Glen started-out in the 1970's with no reserves donated by the re-developer, roofs that were in worse shape than those in other Fairlington associations, and larger trees that more rapidly degrade sewer laterals. In recent years, the Glen has been playing catch-up, increasing reserve contributions to reduce deferred maintenance and raising the funds with fee increases rather than by special assessments or borrowing. The other Fairlington associations are experiencing similar problems; at least one other association has levied a special assessment (totaling \$304,600 in their Fiscal Year 2011).

Reserve studies estimate the depreciation that will accrue annually during the years included in the studies, based on estimates of: (1) the remaining useful-lives-to-replacement of the assets being studied (roofs, sewer pipes, etc.); and (2) the future costs of replacing the assets. Remaining useful lives estimated in reserve studies can be updated based on: (1) updated observation of wear and tear; (2) community preferences concerning how long it will tolerate foregoing replacement of assets that are still functioning but looking dilapidated; and (3) timing and project-bunching that will attract the lowest bids.

At the end of 2016, our audited replacement reserve was \$2,286,644 (contingency reserve excluded). This was sufficient to fund only about 33% of the \$6,890,342 depreciation that our reserve study estimated would accrue at the end of that year (up from the 28% at the end of 2015). While the Glen is making progress toward full funding of reserves, it has a way to go yet. Moreover, while I believe that our 2013 reserve study is the best in the area, there may be understatement in some key areas: (1) it omitted the replacement of water inflow pipes in the common areas; (2) it presumes that our 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; and (3) it is difficult to estimate the huge costs that would be incurred if sewer pipes under buildings had to be replaced without less expensive re-lining or bursting.

We will move closer to full funding of reserves every year that our gross contribution to reserves during that year exceeds the asset depreciation that takes place during that year. The greater the excess, the faster we will overcome past deficits and attain full funding. Often overlooked is that depreciation accrues each year, noticed or not, and the amount of depreciation accruing in any given year may or may not equal what is actually spent for replacement in that year.

Fortunately, the Glen should be able to move gradually toward full funding of reserves without serious annual backsliding. In the absence of financial catastrophe for its residents, the Glen should be able to continue to make gross reserve contributions of between \$550,000 - \$650,000/year in real terms for the foreseeable future. Contributions of this size should exceed (1) annual depreciation and (2) usually even the larger sums that are actually spent on replacement. According to this study, the Glen can attain 94% funding of its reserves in 20 years from 2013 (the time span of the projection) by maintaining a schedule of gross reserve contributions that exceed our annual depreciation. If 20 years seems like a long time, please be aware that the underfunding of reserves was taking place over an even longer time and that other area associations are experiencing the same, and sometimes far worse, problem with underfunded reserves.

The budget for 2018 is evidence that we can fulfill this projection. The 2018 budget provides for a contribution (including interest) to replacement reserves of \$638,261. This would substantially exceed the inflation-adjusted depreciation of \$356,123 that our Glen 2013 Reserve Funding Projection (posted to our website) estimates will accrue in 2018. *(continued on page 16)*

Actual Reserve Expenditures vs. Reserve Study Estimates

While reserve studies provide much useful information, they are more accurate in the aggregate than in their component estimates because underestimates for some components will be offset by overestimates in others. Reserve studies are not designed to provide the last word as to when work should be done. They are not a substitute for the detailed observation of the physical condition of assets and their rate of wear and tear. Thus, the actual expenditures planned for any given year may not mirror the expenditures predicted in our latest reserve study.

Any Glen co-owner seeking a more detailed explanation of the Glen's planned reserve expenditures may contact the Glen's Treasurer, Maynard Dixon, at MaynardDixon@verizon.net.

Proposed Fee Schedule

The fee schedule in the table below is derived by taking the revenue to be raised from dues income alone, multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar:

Unit Type	% Ownership	2017	2018
Arlington	.00379	\$494	\$508
Barcroft (I)	.00243	\$316	\$325
Barcroft (E)	.00250	\$326	\$335
Braddock (I)	.00195	\$254	\$261
Braddock (E)	.00202	\$263	\$271
Clarendon (I)	.00297	\$387	\$398
Clarendon (E)	.00304	\$396	\$407
Dominion	.00351	\$457	\$470
Edgewood (I)	.00263	\$342	\$352
Edgewood (E)	.00270	\$352	\$362

SHIRLALA

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LLOYD DOBLER EFFECT JUNE 15

TAYLOR CARSON JUNE 22

DAN HAAS TRIO JUNE 29

JUSTIN TRAWICK & THE COMMON GOOD JULY 6

KING TEDDY JULY 13

THE 19TH STREET BAND JULY 20

EWABO JULY 27

MICHAEL SCOGGIO BAND AUGUST 3

DRIVEN TO CLARITY AUGUST 10

ROCKVILLE STRINGS AUGUST 17

SHANE GAMBLE AUGUST 24

EVERY

THURSDAY

6:30PM-8:30PM

SHIRLINGTON PLAZA AT CAMPBELL AVENUE



Fairlington Glen Contact List (August 2017)

BOARD OF DIRECTORS: Meets second Tuesday of the month

President	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Vice President	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Secretary	Bill Worsley	4314 S. 35th	571-290-4165	wdworsley@gmail.com
At Large	Lee Henry			henryleejeff@gmail.com

COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe (Court 10)			
1 (27 units)	VOLUNTEER NEEDED			
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	thorastanwood@gmail.com
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	eoconnor27474@gmail.com
4 (23)	Therese Rose	4123 S. 36th, #A1	215-301-9191	theresemaddenrose@gmail.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@gmail.com
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
8 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	anna-reilly@hotmail.com
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	cagoodloe@comcast.net
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	bob.patrician@comcast.net
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	tunaan@verizon.net
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35 th	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	703-379-9786	maynarddixon@verizon.net

Other Coordinators and Committee Chairs:

Archivist	Margaret Windus	3525B S. Stafford	703-379-1718	bowindus@gmail.com
Basketball	Patrick Murray	4144 S. 36th	703-931-7178	pgmurray@att.net
Finance	Maynard Dixon	4316 S. 35th	703-379-9786	MaynardDixon@verizon.net
Glen Echo	Jay Yianilos	3570 S. Stafford, #B1	703-888-1826	jasonyianilos@yahoo.com
Landscape	Barbara Dean			glenlandscaping@gmail.com
Pool	Monica Wiedemann	4172 S. 36th	805-807-9237	msovero@yahoo.com
Recreation Passes	Nan Lukmire	4234 S 35th	703-578-4844	glenpoolpass@gmail.com
Tennis	Will Smith	3525 S Utah	703-578-1076	willregina@verizon.net
Variance	Greg Lukmire	4234 S 35th	703-578-4844	glukmire@verizon.net
Yahoo	Alison Trimble	4280 S 35 th	703-931-7096	alisont@comcast.net
On-Site Staff	María Castro and Nelson Ordoñez		703-820-9567	fairlingtonglenstaff@hotmail.com
Property Manager	Candace Lewis, Cardinal Management Agent		703-565-5244	c.lewis@cardinalmanagementgroup.com


EMERGENCY NUMBER (after business hours and on weekends and holidays) **866-370-2989**

NOTE: The Glen does not retain contractors for, or allow staff to undertake, repairs that are a co-owner responsibility under its Bylaws (such as sink back ups), absent emergency where the co-owner is unable to act (disabled, out-of-town, etc.).

August 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Lap Lane Swim 8-10am / Pool Open 10am-8pm	2 Pool Open 10am-8pm	3 Pool Open 10am-8pm	4 Lap Lane Swim 8-10am / Pool Open 10am-8pm	5 Pool Open 10am-8pm / Pool Party 8-11pm
6 Pool Open 10am-8pm	7 Pool Open 10am-8pm	8 Board Meeting - 6:00p/FCC Lap Lane Swim 8-10am / Pool Open 10a-8pm	9 Pool Open 10am-8pm	10 Landscape Meeting - 7:15pm/FCC Pool Open 10am-8pm	11 Lap Lane Swim 8-10am / Pool Open 10am-8pm	12 Pool Open 10am-8pm
13 Pool Open 10am-8pm	14 Pool Open 10am-8pm	15 Lap Lane Swim 8-10am / Pool Open 10am-8pm	16 Pool Open 10am-8pm	17 Pool Open 10am-8pm	18 Lap Lane Swim 8-10am / Pool Open 10am-8pm	19 Pool Open 10am-8pm
20 Pool Open 10am-8pm	21 Pool Open 10am-8pm	22 Lap Lane Swim 8-10am / Pool Open 10am-8pm	23 Pool Open 10am-8pm	24 Pool Open 10am-8pm	25 Lap Lane Swim 8-10am / Pool Open 10am-8pm	26 Pool Open 10am-8pm
27 Pool Open 10am-8pm	28 Pool Open 10am-8pm	29 Lap Lane Swim 8-10am / Pool Open 10am-8pm	30 Pool Open 10am-8pm	31 Pool Open 10am-8pm		

September 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Lap Lane Swim 8- 10am / Pool Open 10am- 8pm	2 Pool Open 10am-8pm
3 Pool Open 10am-8pm	4  Pool Open 10am-8pm	5 Pool Closed	6 Pool Closed Community Forum - 7:30pm @Pool	7 Pool Closed	8 Pool Open 3- 8pm	9 Pool Open 10am-8pm
10 Pool Open 10am-8pm	11 Pool Closed Volunteer Night - 7:00pm @Pool	12 Pool Closed Board Meet- ing - 6:45p/ FCC	13 Pool Closed	14 Pool Closed Landscape Meeting - 7:15pm/FCC	15 Pool Open 3- 8pm	16 Pool Open 10am-8pm / Pool Party 4- 7pm
17 Pool Open 10am-8pm / Dog Swim 7pm	18	19	20	21	22	23
24	25	26	27	28	29	30