



# The Glen Echo

Newsletter of Fairlington Glen

October 2017

## Environmental Update

At the start of each month's Board meeting, an environmental update regarding the contaminated soil problem affecting Courts 1, 2, 13, and 14 is read aloud for those in attendance by our property manager, and subsequently the information is noted in our minutes. The Board and management continue to stay on top of this on-going environmental matter, and we have been expertly advised by the Glen's environmental attorney, Trent Zivkovich of Whiteford, Taylor & Preston L.L.P.

At the Board's September 12, 2017 meeting information was given regarding the release of the ECS Mid-Atlantic, LLC (ECS) Site Characterization Report Addendum, a public document. The addendum includes data collected during groundwater sampling events from 2015 to 2017 to delineate a chlorinated solvent plume originating from the former dry cleaners across Quaker Lane, data collected from sub-slab soil vapor samples collected from residences located over the plume, and documentation of the installation of sub-slab depressurization systems to remediate potential vapor intrusion issues.

Co-owners and residents can contact our property manager, Candace Lewis of Cardinal Management Group, at [c.lewis@cardinalmanagementgroup.com](mailto:c.lewis@cardinalmanagementgroup.com) for a link to this report or for more information.

ECS's report was also submitted the Virginia Department of Environmental Quality (VDEQ) for their review. It's been estimated that VDEQ may take up to 60 days to review the report and come back with comments and questions.

Mr. Zivkovich, also provided a copy of the report for the Departments of Health in Arlington County and the Commonwealth of Virginia.

Before ECS conducted soil and groundwater sample drillings last month in the Meadows, they asked the Glen's permission to conduct one additional test on our common area property in Court 14, and the Board complied.

*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](mailto: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.

# Glen Annual Meeting - November 2



Fairlington Glen's Annual Meeting will be Thursday, November 2, 2017, at 7:00pm at the Fairlington Community Center, 3308 S. Stafford Street. All co-owners are encouraged to attend in order to discuss and approve a budget for Fiscal Year 2018 and to elect two directors to the Board. In addition, the minutes from the 2016 Annual Meeting will be up for approval.

A quorum consisting of more than 25% of ownership interests is necessary to conduct business at the Annual Meeting. Therefore, all co-owners are strongly urged to attend in person, to appoint proxy holders to represent their interests at the meeting, or to participate by electronic voting.

Please be on the lookout for our Annual Meeting Packet, which will arrive via the U.S. Postal Service. The packet has been mailed to every co-owner, and it contains voting information and documents pertinent to the meeting. Do not ignore or discard this information as your vote is important to the community.

The Annual Meeting agenda and the proposed monthly assessment schedule is posted on page 3 of this newsletter.

## What Is A Quorum & Why Is It Important?

A quorum is the minimum number of co-owners who must be at a meeting before business can be transacted. For example, at a monthly Board meeting there must be at least three of the five Board members present to conduct a meeting. And for our Annual Meeting, there must be a quorum consisting of more than 25% of ownership interests to conduct business.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This costs the association money and creates more work. And, achieving a quorum at a second meeting - if we couldn't get one the first time - will be even harder.

So, why bother to try again? Because the Board is legally obligated to conduct an Annual Meeting. It's an important part of conducting association business. During the Annual Meeting, new Board members are elected and the coming year's budget is presented to co-owners for approval. No quorum means no election and no budget. Business in the Glen will simply come to a halt.

That's why it's so important that you vote either electronically before the Annual Meeting, in person at the Annual Meeting, or by proxy.



# Fairlington Glen Council of Co-Owners ANNUAL MEETING

**Fairlington Community Center - 3308 S. Stafford Street  
Thursday, November 2, 2017, 7:00pm.**

## AGENDA

- Call to Order and Introduction of the Board
- Appointment of Parliamentarian
- Proof of Notice of Meeting
- Selection of Inspectors of the Election
- President's Report – Jay Yianilos
- 2018 Budget – Maynard Dixon
- Presentation of Board Candidates
- Vote on 2018 Budget, Candidates, and 2016 Annual Meeting Minutes
- Committee Reports (during vote counting)
- Old Business
- New Business
- Adjournment

## **PROPOSED MONTHLY ASSESSMENT SCHEDULE**

*(I = inside / E = end)*

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

# Court Reps Needed / CRG To Meet

The next quarterly meeting of the Court Representatives Group (CRG) is set for Monday, October 23 at 7:00pm in room 134 at the Fairlington Community Center. All court reps and alternates are encouraged to attend. Plus, if you're interested in becoming a court rep for your court, it will be wise to attend as well.



We are still in need of three new court reps to serve the community in Courts 1, 4, and 8. Residents of these courts are asked to consider this call to action to serve your community. Your help is needed!

Those interested may contact Carol Goodloe, the chair of the CRG, at [cagoodloe@comcast.net](mailto:cagoodloe@comcast.net).

Fairlington Glen's CRG serves as the primary communication link between co-owners/residents and the Board. 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. The CRG is chaired by a co-owner and is comprised of a representative and/or alternate (co-owners or renters) from each of the 16 courts.

Among the CRG's functions:

- Welcome new residents to the court
- Maintain a contact list with email addresses for your court
- Transmit information from the Board to the court's residents
- Transmit suggestions from the court's residents to the Board
- Secure proxies for the Annual Meeting
- Check for rules violations
- Inform residents of and remind them of Glen policies
- Monitor the physical upkeep of the court and report maintenance problems
- Notify the management agent of items requiring immediate action

## Do NOT Flush Adult or Baby Wipes

The packages may say flushable, but adult wet wipes and baby wipes are NEVER to be flushed in Fairlington Glen. Instead, these items should be disposed of with regular household trash.

If you ask most plumbers, they will tell you that these wipes should never be flushed anywhere because they're made of material that doesn't seem to break-down in the sewer system.



No matter what, DO NOT FLUSH ANY WIPES!

Our fragile sewer system here in Fairlington, that dates back to the 1940's, cannot handle these wipes either. Should these wipes get flushed, the low unit in your building row will suffer a sewer back up, and clean up will be at the co-owner's expense. Think of your neighbors. Think of our fragile pipes. Think twice - do NOT flush any wipes down the toilet.

The Glen's Handbook, which is posted on our website, provides a complete list of sewer-clogging items that may not be put into toilets or sinks. Please be sure to share this important information with your entire family, your guests, and babysitters.

# Exterior Painting Continues

Kolas Contracting, Inc. of Alexandria continues to paint the exterior of buildings in Courts 1-4. This project should be completed soon, especially considering that cooler temperatures are on the way.

As the painting crews have been working, they have also been marking pieces or sections of rotted or damaged wood on the building exteriors with black paint. That marking will indicate to a separate contractor where to replace the rotted or damaged wood in the front, side, and rear of buildings. A carpentry contractor typically begins work after the painting has been completed. However, please note that for budgetary reasons the Board has postponed carpentry repairs in Courts 1-4 until the beginning of 2018. For similar reasons, the Board has postponed the spot roof and gutter work in Courts 13-16 until 2018.



The exterior of our buildings in the Glen are painted every four years on a rotating court-by-court basis. Here's a look at the next four-year painting cycle:

Courts 5-8 / 2018

Courts 9-12 / 2019

Courts 13-16 / 2020

Courts 1-4 / 2021

# Renovated Bus Stop Completed



The bus stop on S. Stafford Street in front of the Glen's triple tennis courts.

Crews from Arlington County completed renovation of the bus stop on S. Stafford Street near the Glen's triple tennis courts.

The original, cracked concrete base was removed and replaced with fresh concrete and a new structure was added to the space.

This project was completed last month.

In addition to this bus stop, the County has done sidewalk repairs and street tree trimming in the Glen AND completed the milling, paving, and re-striping of S. Stafford Street, S. 36th Street, and S. Utah Street this year.

# Glen Volunteers Honored

On Monday, September 11, the Board of Directors hosted Volunteer Appreciation Night in the Glen to salute our many volunteers. Coffee and desserts were served at the pool for all Glen volunteers who could join the party that night. Plus, door prizes were given away.

The Glen has an outstanding group of volunteers who serve the community as Court Reps, committee chairs and members, and various as-needed capacities. We are grateful to ALL of our volunteers for their continued time and energy, and this event was just another way to say thanks.

Our thanks to the following nearby merchants in Shirlington, the Bradlee Shopping Center, and the Fairlington Center for their door prize donations:

<b>Copperwood Tavern</b>	<b>Palette 22</b>
<b>Guapo's</b>	<b>Osteria da Nino</b>
<b>Capitol City Brewing Co.</b>	<b>Ramparts</b>
<b>Aroma Indian Cuisine</b>	<b>Carlyle</b>
<b>Atlantis Pizzeria</b>	<b>Best Buns</b>
<b>Starbucks</b>	<b>Safeway</b>
<b>Fairlington Pizza</b>	<b>Great Harvest Bread Co.</b>
<b>Unwined</b>	<b>Peet's Coffee</b>

While serving on the Board is probably the most visible example of volunteerism in our association, there are many other ways that you can contribute your time and talents to improving our community. Your participation in the community is beneficial to you, your neighbors, and the association. Common benefits gained by volunteering include making a positive difference in other people's lives, sharing or learning new skills, meeting new people, boosting your resume, and of course having fun!



# County Vehicle, Real Estate Taxes Due



Just a reminder that Arlington County has two tax deadlines on October 5. Both the vehicle personal property tax and the second installment of the real estate tax are due to the Arlington County Treasurer's Office on Thursday, October 5, 2017.

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

## Tot Lot Closes At Dusk

Users of the Glen's tot lot shall adhere to good neighbor rules. Please note the following:

- Young children should be supervised and not left unattended.
- Please remember that the tot lot closes at dusk.
- The tot lot is located behind homes in Courts 9, 10, and 15. Therefore we ask parents and children using the playground to be mindful of the neighbors in terms of noise. Playing at the playground should cease at dusk.
- There is to be no music from any source.
- Also, for the safety of everyone, gravel should remain in the tot lot.



## Daylight Saving Time To End Soon



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

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

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

# A Reminder About Political Signs

Election Day is right around the corner - Tuesday, November 7.

This year, among the items on the ballot will be Governor, Lieutenant Governor, Attorney General, Virginia House of Delegates, Arlington County Board, and Arlington County School Board.



Candidates of all parties running for office will use campaign signs to spread their messages and catch your eyes. And based on the items on this year's ballot, there may be a large number of signs.

But please note, in Fairlington Glen we have specific rules for the display of political signs, and we ask you to kindly pay strict attention to those rules. In the Glen, political signs are not permitted in the common areas; however, a single political sign per unit may be displayed in a window for 31 days before an election and must be removed within five days after the election. Arlington County prohibits political signs in the County property between the street and the sidewalk.

## Important 2017 Election Day Information



Election Day is Tuesday, November 7. Polls will be open from 6:00am to 7:00pm in Virginia. Registered voters in the Glen are in precinct 012, so the polling place is the Fairlington Community Center, 3308 S. Stafford Street. Please remember to bring your photo ID to vote.

There may be lines when you check in, especially early in the morning and late in the afternoon. Please be patient and give yourself plenty of extra time.

Remember that in Arlington County we vote a paper ballot. Once you mark your ballot, you'll feed it into a scanner that will tabulate your vote and take a picture of your ballot. So there's both an electronic copy and

a paper copy to be used as a back up.

The deadline to register to vote for the November 7 election is Monday, October 16.

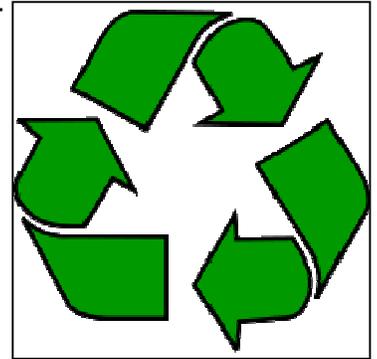
In-person absentee voting is underway through November 4. If you will be away from Arlington on Election Day or will be unable to go to the polls, then you can vote an absentee ballot. Request an absentee ballot AND find more details online at <https://vote.arlingtonva.us>.

# Arlington E-CARE Fall Recycling Oct. 14

Arlington County's popular biannual Environmental Collection and Recycling Event (E-CARE) is scheduled for Saturday, October 14 from 8:30am to 1:00pm - rain or shine.

Join the efforts at Yorktown High School at 5201 28th Street N. Please note this is a new location for this event, and also the hours have been adjusted.

**Be sure to bring your ID to verify County residency. Materials will only be accepted during the event's posted hours. Business & commercial wastes will not be accepted.**



Safely dispose of old or expired household hazardous materials (HHM's) such as automotive fluids, household cleaners, paint products, lawn & garden chemicals, corrosives, flammable solvents, and propane gas cylinders. Recycle small metal items. Computers, printers, keyboards, scanners, copiers, cellphones, and TV's will be collected. There is a \$15 fee for each computer monitor and a \$20 fee for each TV containing cathode ray tubes - cash or checks only. LED or LCD monitors and TV's can be recycled free of charge. Large wooden console TV's will not be accepted.

Household devices containing mercury, such as thermostats and thermometers, will be collected. Compact fluorescent lights (CFL's) will be collected on site as well.

Acceptable small metal items include pots & pans, tools, Venetian blinds, small appliances, and metal items fitting in an 11.5 inch by 46 inch opening.

Bikes For The World will accept serviceable and repairable bicycles to be sent to countries where they are needed for basic transportation. A \$10 donation per bike is requested to help with shipping costs. They will also accept donations of baseball & soccer equipment AND bike parts & accessories.



Art For Humanity is an all volunteer non-profit humanitarian charity that helps poor families to help themselves. They will collect gently-used but functional clothing, shoes, linens (sheets, blankets, bed spreads, and towels), microwaves, rugs, and pots & pans and other kitchen items. Receipts for tax purposes will be available. Financial donations are appreciated as well to assist with shipping costs. For more information, visit [www.artforhumanity.org](http://www.artforhumanity.org).

Unaccepted materials at this event include smoke detectors, prescription medications, asbestos, Freon, and explosives & ammunition.



For more details about E-CARE, visit [www.arlingtonva.us](http://www.arlingtonva.us) and search "E-CARE."

## Fairlington Glen Contact List (October 2017)

### BOARD OF DIRECTORS: Meets second Tuesday of the month

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

### COURT REPRESENTATIVES GROUP (CRG): Meets as called

Chairperson	Carol Goodloe (Court 10)			
1 (27 units)	<b>VOLUNTEER NEEDED</b>			
2 (26)	Thora Stanwood	3551 S. Stafford, #A1	703-998-7812	<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	Ellen O'Connor	3565A S. Stafford	530-219-0159	<a href="mailto:eoconnor27474@gmail.com">eoconnor27474@gmail.com</a>
4 (23)	<b>VOLUNTEER NEEDED</b>			
5 (17)	Florence Ferraro	4118 S. 36th, #B2	703-927-6950	<a href="mailto:fdferraro1@verizon.net">fdferraro1@verizon.net</a>
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann@gmail.com">jmwiedemann@gmail.com</a>
7 (16)	Anna Reilly	4204 S. 36th, #B1	202-441-2029	<a href="mailto:anna-reilly@hotmail.com">anna-reilly@hotmail.com</a>
8 (16)	<b>VOLUNTEER NEEDED</b>			
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	<a href="mailto:roxannesykes@comcast.net">roxannesykes@comcast.net</a>
10 (25)	Carol Goodloe	4343 S. 36th	703-379-7260	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
11 (22)	Bob Patrician	4229 S. 36th	703-379-5379	<a href="mailto:bob.patrician@comcast.net">bob.patrician@comcast.net</a>
12 (22)	Robert Wilson	3576 S. Stafford	703-578-4972	<a href="mailto:tunaan@verizon.net">tunaan@verizon.net</a>
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
14 (14)	Ellen McDermott	4206 S. 35 <sup>th</sup>	703-575-7864	<a href="mailto:ellenmcdermott@yahoo.com">ellenmcdermott@yahoo.com</a>
15 (36)	Mike Hahn	4270 S. 35th, #A2	703-578-3138	<a href="mailto:mhahn10262@cs.com">mhahn10262@cs.com</a>
16 (12)	Maynard Dixon	4316 S. 35th	703-379-9786	<a href="mailto:maynarddixon@verizon.net">maynarddixon@verizon.net</a>

### Other Coordinators and Committee Chairs:

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

**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.).*

# October 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	 Columbus Day	<b>Board Meeting - 6:45p/FCC</b>		<b>Landscape Meeting - 7:15pm/FCC</b>		
15	16	17	18	19	20	21
22	<b>Court Rep Group Meeting - 7pm/FCC</b>	24	25	26	27	<b>Fairlington Glen's 42nd Birthday!</b>
29	30					

# November 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Annual Meeting - 7pm/FCC	3	4
5 	6	7 	8	9 Landscape Meeting - 7:15pm/FCC	10 Veterans Day 	11
12	13	14 Board Meeting - 6:45p/FCC	15	16	17	18
19	20	21	22	23 	24	25
26	27	28	29	30		