

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

April 8, 2025 Board Minutes

Online via Zoom

ATTENDEES: Charlie Robbins (President), Maynard Dixon (Treasurer), Seth Theuerkauf (Secretary), Jeremy Wiedemann (Vice President), Amy Steliga (On-Site Manager, Cardinal Management). TJ Doyle (At-Large Member) was absent.

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

RESIDENTS' FORUM:

Residents attending: Bill Worsley (Court 13), Lori Derkay (Court 12), Susan Hunchar (Court 10), Mike Schneider (Court 5), Jay Yianilos (Glen Echo Editor).

Lori Derkay inquired about any additional information the Board could offer regarding the house fire that occurred in a unit in Court 5. The President indicated that no additional information was available yet to share as investigations are still ongoing. Lori recommended that the Board request the Arlington County Fire Department provide a presentation to the Glen community on fire safety.

BOARD MEETING MINUTES:

04.11.25.01 Motion. Moved to approve the meeting minutes from the March 11, 2025 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President reported that the community is nearing the end of winter and preparing for spring tasks, including activating the swimming pool, improving our landscaping, and checking for any structural damage that may have resulted from the snow and ice of winter. The Glen's budget remains stable, with residents continuing to pay dues, though potential escalating costs, such as our HOA insurance master policy, are concerns. The Board is continuing to pay close attention to the financial pressures some residents may face, particularly those on fixed incomes or that may be facing job loss. Despite uncertainties, the President expressed cautious optimism about the months ahead and hopes for a successful summer.

Vice President –

The Vice President reported on the recent fire that affected a unit in Court 5, which is still under investigation. The emergency response was swift, though a brief delay occurred when the 911 caller (a resident of Court 6) was initially placed on hold; fortunately, the caller was a local firefighter who has pressed the County on the issue. The Vice President noted that several firefighters involved in the response were hospitalized with non-life threatening injuries. He also noted that the affected family was not home during the fire and that nearby residents were safely evacuated with help from neighbors. He suggested using the Glen newsletter to share fire safety tips without delving into personal details surrounding the fire in Court 5. He also noted that recent Glen tot lot disturbances involving disrespectful non-resident youth have significantly declined thanks to coordinated efforts of the On-Site Manager and the Secretary.

Treasurer –

04.08.2025.02 Motion. The Treasurer moved to approve the investment plan proposed by Bill Worsley at our March 2025 meeting, where the Glen would regularly deposit funds into an unmanaged index fund offered by a broker such as Vanguard, rather than the managed-fund plan proposed by Morgan Stanley at our February 2025 meeting. The motion was adopted unanimously by the members who were present.

The Treasurer explained that this approval would be only the first step. The Treasurer would next draft detailed amended Glen Investment Guidelines and submit them to the Board for review. After the new guidelines are approved, the Board would decide when to begin investing in equities and adopt a schedule regular equities investments to be made under the new guidelines. The Treasurer further cautioned that the Glen may not want to begin the actual purchase of equities if the market is in a broad contraction. The Treasurer reminded the Board that our main reserve account will continue to be our laddered CD account with Morgan Stanley.

The Board extensively discussed (1) our multi-year painting schedule and (2) whether to use better, but more expensive, paints. During this discussion, the Treasurer committed to sending the Board financial information that would enable it to choose:

(a) whether to paint Courts 1-4 this year in addition to our currently scheduled painting of Courts 13-16; and

(b) whether, by amending our 2025 budget, the extra 2025 painting cost could be funded temporarily from reserves -- by contributing less than what we budgeted to reserves in 2025, but resolving to contribute more to reserves in 2026, the extra amount consisting of what we would be saving by not painting Courts 1-4 (or any other courts) in 2026.

Secretary –

04.08.25.03 Motion. Motion to approve the earlier email vote for the temporary landscape project variance in Court 6, requested by the co-owners of 4132 36th St S. Motion approved unanimously, with the Secretary abstaining.

The Secretary raised concerns about the deteriorating paint condition in Courts 1–4, noting it is worse than in Courts 13–16, despite being painted more recently. He suspects lower-quality paint was used during the 2021 cycle due to COVID-related supply chain issues and warned that delaying repainting could lead to costly wood rot and structural repairs. The Board discussed various options, including painting both court sets this year and reducing contributions to reserves to offset costs, or swapping the current paint schedule to prioritize the more deteriorated courts. There was general agreement on the need to balance aesthetics, asset preservation, and budget constraints. The idea of testing new, higher-quality paint on Courts 1–4 while using the standard paint on Courts 13–16 was also floated. Several members agreed that if bids from alternate contractors are competitive, switching from the current contractor may be worthwhile. The Board, working through the On-Site Manager, plans to continue collecting bids from vendors, reassess budget impacts, and possibly renegotiate with the current contractor based on observed issues. More information on budget-related next steps is provided in the Treasurer’s report above.

At-Large -

The At-Large Member was absent.

COMMITTEE REPORTS:

Pool

Lori Derkay (Chair) provided an update from the Pool Committee, noting strong enthusiasm among members and progress in planning for the upcoming pool season. Some nearby communities, including the Villages and the Green, have agreed to allow private children's swim lessons, which should ease pressure on the Glen pool, and Charlie was asked to follow up with the Meadows and the Arbor. The Committee is also exploring the feasibility of accepting online payments (e.g., PayPal, Venmo) for private pool party reservations. Lifeguard recruitment is ongoing, and the Committee is encouraging Board members to help share the job posting. The annual pool party is being rescheduled to June 21 due to scheduling conflicts, and a community request is going out for gently used pool toys, especially items like a playhouse or toy kitchen. Preparations for pool pass distribution are on track, with delivery planned about 10 days before the pool opens. Finally, a new battery for the pool's handicap lift has been approved and is being installed by Atlantic.

Landscape

The On-Site Manager shared a brief update, noting that the Chair was not on the call, but indicating that landscaping planning efforts are underway. A running log of resident landscaping requests is being maintained and will be incorporated into a broader proposal. The proposal will also include larger projects such as plantings along the King Street border and other improvements throughout the Glen. A comprehensive plan is expected to be shared in the coming months.

Court Representatives

No update.

Safety

No update.

Maintenance

No update.

E-Charging

E-Charging Committee Member Mike Schneider provided an update on regulatory considerations for the Glen's potential E-Charging installation project. With help from the On-Site Manager and a resident connected to the Arlington County Board, he confirmed there are no zoning conflicts with the plan. The project will require right-of-way and electrical permits, but these would be handled by the contractor if the Board approves moving forward. Reviews of signage, parking lot use, and space assignments all align with county zoning regulations. The next step is to finalize the plan for Dominion to implement—focusing the proposal on Courts 5 & 7, after which permit applications can begin. These steps will require Board review and approval. The President expressed appreciation and general agreement on the next steps.

Fence

The Board has hired on a temporary project manager to support initial stages of preparation for community-wide fence replacements and is seeking a community member to lead the overall effort. The Vice President mentioned he doesn't currently have the time to manage the committee but will reach out to interested individuals to see if anyone can take the lead. He noted he could only meet on weekends if needed. The Secretary offered to backstop the effort if necessary but emphasized the importance of broader community involvement. The group agreed to prioritize finding a volunteer first, and the Vice President will send a follow-up email to the interested group. The President asked to be kept informed of any developments.

MANAGEMENT REPORT:

No update.

OLD BUSINESS

No update.

NEW BUSINESS

No update.

EXECUTIVE SESSION

None.

The Board reconvened in regular session at 7:46 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 8:11 p.m.

The next scheduled meeting of the Board is Tuesday, May 13, 2024, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary