

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

June 10, 2025 Board Minutes

Online via Zoom

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

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

RESIDENTS' FORUM:

Residents attending: Ben Kuhn (Court 1), Susan Schmidt (Court 3), Susan Hunchar (Court 10), Mike Schneider (Court 5), and Jay Yianilos (Glen Echo Editor).

BOARD MEETING MINUTES:

06.10.25.01 Motion. Moved to approve the meeting minutes from the May 13, 2025 board meeting. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President reported that the Glen has continued successfully throughout 2025 to-date. The pool season is now underway and we hope for a successful one. The Treasurer and On-Site Manager are working hard on our budget for the upcoming year. The community still needs several volunteer positions to be filled, including a Chair for the Court Reps Committee as well as on the newly formed Fence Committee.

Vice President –

The Vice President thanked Cardinal Management and the Pool Committee for a successful start to the pool season. He noted that there is quite a lot of maintenance work planned for this summer with paint work, roof repairs, parking lot maintenance, and other projects. The annual Pool Party is upcoming on June 21 which is earlier than in past years, he asked that the On-Site Staff get the sandwich boards up earlier to notify residents.

Treasurer –

The Treasurer noted that longstanding volunteer Bill Worsley was moving out and asked Amy to enquire about management assuming his monitoring of water usage for the purpose of detecting water leaks.

The Treasurer called attention to his draft budget and draft newsletter explanation in the June 2025 Management Report. He asked for a vote on this at our July 2025 Board meeting and cautioned that we need to make quorum for that meeting.

Secretary –

06.10.25.02 Motion. Motion to approve the earlier email vote on the 2025 painting contracts, to include Ploutis Contracting providing painting services for Courts 13-16 and Kolas Contracting providing painting services for Courts 1-4.

Courts 13–16 will be painted on schedule, and Courts 1–4 ahead of schedule due to observed paint deterioration. Two contractors will be used: Kolas Contracting (longstanding painting vendor for the Glen) for Courts 1–4, and Ploutis (new vendor vetted by the On-Site Manager) for Courts 13–16. The use of both contractors may increase efficiency by allowing both contractors to work concurrently and will allow the Glen to gain experience working with an additional vendor. Further, the project across both contractors will involve higher-quality paint and a new painting process. The Board approved the motion unanimously, though the Treasurer expressed a preference for awarding the entire contract to Kolas, citing operational concerns about splitting the work and his belief that Kolas was doing good work.

The Secretary communicated that due to changing personal circumstances, he will have to step down from his position on the Board. He indicated his commitment to remaining on the Board until the election is held in the fall.

At-Large -

No update.

COMMITTEE REPORTS:

Pool

Lori Derkay (Chair) provided an update from the Pool Committee. The Chair reported that the pool has been open for about two and a half weeks and is operating smoothly, with water temperatures warm enough for comfortable swimming. Planning is underway for the community pool party on June 21 (rain date June 22), and the Chair suggested promoting the event with early signage and a Glen alert notification via email. She also raised concerns about recurring cracks in the whitecoat of the baby pool, which have occurred twice this year already. While the repairs have been promptly addressed, the contractor noted this level of deterioration is highly unusual. Fortunately, the work is under a two-year warranty (through April 2026), and the contractor has agreed to continue repairs at no cost this season, with a full inspection planned after the pool is drained. The Chair reassured the board that safety is not currently a concern and encouraged Board members to attend the upcoming pool party to engage with residents.

Landscape

Joy Bickelhaupt (Chair) provided a comprehensive update on recent landscaping efforts across the Glen. Clover and grass have been successfully seeded in Courts 8 and 10, and further planting will follow upcoming tree pruning. A walk-through with Eric of ProGrounds identified several trees in need of shaping, with a priority list to be submitted by the Glen. The Chair and the On-Site Manager are also coordinating with Arlington County to request trimming of county-owned trees, particularly in shaded areas where grass struggles to grow. At 3501 Stafford, drainage issues are preventing vegetation growth; a solution involving underground spouts is being explored. Ivy control is another focus, with targeted removal this year and new groundcover planned for 2025. In terms of plant health, recently planted arborvitae behind Court 8 are struggling, and may be replaced with more successful holly bushes. Additional

discussion addressed uneven grass coverage due to shade, runoff, and erosion. A special concern was raised over the King Street perimeter, where five new trees were planted last year—some of which may need fertilization. The Chair was encouraged to consider long-term projects for a newly proposed landscape savings account introduced by the Treasurer. Finally, the Treasurer suggested investigating a hardy, fast-spreading groundcover observed elsewhere in the community as a possible landscaping solution.

Court Representatives

No update. The President reiterated his previous call for a Chair for the Committee, noting the requirement that the Chair be a co-owner in the Glen.

Safety

No update.

Maintenance

No update.

E-Charging

E-Charging Committee Member Mike Schneider provided an update on progress toward planning for possible installation of EV charging stations in Courts 4 and 7. He shared that Arlington County provided information on the possible location in Court 4. The sidewalk area does appear to be community property and not county property. Would need to get a setback variance waiver from the county if we want to use that location. While approval is likely given the county's support for EVs, the Board will need to formally apply if this location is recommended to move forward. The President was encouraged by the progress being made on the Committee and indicated that we may soon be nearing a decision point. Mr. Schneider will also reconnect with Dominion Energy to obtain an updated quote for the installation work.

Fence

The Vice President stated that the revised plan was for the part-time project manager to begin early-stage planning per the specifications of our statement of work without involvement from the Fence Committee, due to the committee's lack of responsiveness.

MANAGEMENT REPORT:

Roof repair work has begun in Court 4, with plans to move to Court 3 on Friday and continue sequentially through Court 1. Completion is expected within 3 to 4 weeks.

Sidewalk repairs have been approved and are scheduled to begin the week of June 23. Some vehicles may need to be relocated from adjacent parking lots during this time.

Sealcoating for the remaining court parking lots may begin the week of June 16, depending upon vendor availability.

The Kolas painting contract has been updated to include caulking, per a request from the Secretary. This work may be scheduled for September to avoid peak summer heat and to minimize conflicts with other ongoing projects.

OLD BUSINESS

No update.

NEW BUSINESS

The President reminded the Board of the pending co-owner request to consider a policy to allow additional storage of bikes in B-Building basements. The Treasurer recalled that, on May 12, 2025, he had circulated an earlier e-mail in opposition to any changes.

06.10.25.03 Motion. Motion to approve the earlier email vote for radon mitigation at 3594 S Stafford Street. Motion approved unanimously.

EXECUTIVE SESSION

The Board entered Executive Session at 7:26pm and reconvened in regular session at 7:34 p.m.

ADJOURNMENT: The meeting was adjourned by the President at 7:35 p.m.

The next scheduled meeting of the Board is Tuesday, July 8, 2025, at 6:30 p.m. The meeting will be held virtually via Zoom.

Respectfully submitted,

Seth Theuerkauf
Secretary