



# The Glen Echo

Newsletter of Fairlington Glen

October 2025

## Know Your Neighbors

Last month, we talked about celebrating good neighbors and the importance of getting to know your neighbors. If you followed my lead, then you may already know that your neighbors vary in age, income, career, and family status. If you haven't taken the time yet to know your Glen neighbors then you should know our community association lifestyle has attracted all kinds of residents. Here are some examples:

**EMPTY NESTERS** - People without children or whose children have grown up and moved out are attracted to the low maintenance, amenities, and security of community association living.

**WORKING COUPLES** - Double-income couples can afford traditional homes, but many prefer community association living because they don't have to spend as much time on maintenance.

**SINGLES** - Community associations offer affordable homeownership for those with a single income.

**RETIREEES** - Low maintenance, security, lifestyle, and amenities are all aspects of community association living that appeal to senior Americans.

**FIRST-TIME BUYERS** - Many first-time buyers find it easier to enter the real estate market with the relatively lower cost of condominium units.

**INVESTORS** - Community associations appeal to investors because they often compensate for shortages in the local rental markets.

Overall, community associations like Fairlington Glen offer a broad spectrum of lifestyle choices for all kinds of people. Don't be shy - get to know your Glen neighbors.

*Jay Yianilos / Editor*

The *Glen Echo* is published monthly. Our editor is always looking for ideas or input. Please email him at [jasonyianilos@yahoo.com](mailto: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, September 9, 2025. Here are some of the highlights.

## APPROVED

Moved to approve the 2025-2026 insurance premium renewal package as presented by our broker USI Insurance at a cost of \$257,413.

Moved to approve the addition to the fence specifications directing that the existing footprint of the patio fences will not be enlarged (for example, to build around trees) unless there is a physical need to do so (for example, to avoid utility lines) and the Board consents.

Moved to ratify the earlier unanimous email vote to approve the appointment of Dianne Altuna as chair of the Court Representative Group (CRG).

Moved to ratify the earlier unanimous email vote to approve the revised Maintenance Manual as provided by the Board Treasurer.

Moved to ratify the earlier unanimous email vote to approve a contract with Rose Paving in the amount of \$57,023.89 for a complete parking lot replacement in Court 15.

Moved to ratify the earlier unanimous email vote to approve a contract with Kolas Contracting, Inc. in the amount of \$4,688.00 for gutter repairs in Court 8 and \$4,190.00 for gutter repairs in Court 16.

Moved to ratify the earlier unanimous email vote to approve a variance request for kitchen renovations at 4109 36 Street S. (Court 4) and to ratify the earlier unanimous email vote to approve a variance request for kitchen renovations and the installation of an egress window at 3592 S. Stafford Street (Court 11).

Moved to ratify the earlier unanimous email vote to approve the revised investment guidelines that have been posted to the members' only section of the Glen's website.

## NEXT MEETING

***The next monthly Board meeting is scheduled on Tuesday, October 14, 2025, at 6:30pm. The meeting will be held virtually via Zoom. Details to access the meeting will be announced closer to the date.***

## SAVE THE DATE!

***The Glen's Annual Meeting will be Thursday, November 6, 2025,  
at 7:00pm.***

***All co-owners and residents are invited to attend.***

***The meeting will be held online via Zoom / Access info to be announced.***



# Annual Meeting Mailer is Coming



By October 3, 2025, we will have mailed the Annual Meeting package to all co-owner addresses that we have on file. When you get this package, please open it immediately and vote - either electronically or by paper proxy.

**Please vote without delay.**

Please do not put the mailer into a pile of papers where it will be forgotten. We absolutely must make quorum for the Annual Meeting to occur. All sorts of bad things can happen if we cannot reach quorum, ending with the placement of our residences into receivership.

The Glen's quorum requirement is only a tiny 25% of co-owners, yet we sometimes struggle to reach quorum and often do not find out whether we've made quorum until we are uncomfortably close to the meeting date. We need to do better, and we can!

## Log-in to the Glen's Annual Meeting

The Glen's 2025 Annual Meeting will be held on Thursday, November 6, 2025, at 7:00pm. As in the last five years, we will be holding our 2025 Annual Meeting online, using the Zoom app. Log-in begins at 6:30pm. Instructions on how to log-in to this meeting will be provided in the meeting package described in the article above.



Because the meeting will be held online, voting will be different than it was in the past, when we could vote, or turn in proxies, in-person at our meetings in the Fairlington Community Center. Once again, this year we will have to vote *before* the day of the online Annual Meeting. Here is how it will work:

- (1) We will first vote online or by mailed proxy by the required deadlines (to be announced in the mailed meeting package); and
- (2) then, on November 6, 2025, we may log-in to the Annual Meeting on Zoom at 7:00pm to hear the results of the voting, to have questions answered by the Board, and to dialog with each other.

More detailed instructions on how to vote and voting deadlines will be included in the October Annual Meeting package, which once again will be mailed to all co-owners.

The Board of Directors will be holding a drawing sponsored by Cardinal Management Group, LLC, to award a \$25 Visa gift card to two co-owners who vote by e-voting or proxy and to two co-owners in attendance (virtually).

# Fairlington Glen Council of Co-Owners

## ANNUAL MEETING

Online Via Zoom

Thursday, November 6, 2025

Online Registration Begins at 6:30pm

Meeting Begins at 7:00pm

### AGENDA

1. Call to order by the pre-meeting Glen President Charlie Robbins;
2. Introduction to the pre-meeting Board members;
3. Appointment of Parliamentarian;
4. Announcement of: (a) who verified quorum and results; (b) where the evidence of quorum and votes may be inspected; and (c) for how long;
5. Proof of notice of meeting and quorum;
6. President's report – Charlie Robbins;
7. Voting results announced for 2026 budget, Board candidates, and 2024 Annual Meeting Minutes;
8. Introduction to elected Board members;
9. Question and answer period; and
10. Adjournment.

### PROPOSED 2026 MONTHLY ASSESSMENT SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone in 2026 (2,120,516), multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar. Due to rounding, the percentage annual changes in assessments experienced by the individual unit types may differ slightly from the yearly overall average percentage change (2.6% in 2025), but the differences are random and will not accumulate:

Unit Type	% Ownership	2026	2025	2024	2023
Arlington	.00379	\$670	\$653	\$604	\$588
Barcroft (I)	.00243	\$429	\$418	\$387	\$377
Barcroft (E)	.00250	\$442	\$430	\$399	\$388
Braddock (I)	.00195	\$345	\$336	\$311	\$302
Braddock (E)	.00202	\$357	\$348	\$322	\$313
Clarendon (I)	.00297	\$525	\$511	\$474	\$460
Clarendon (E)	.00304	\$537	\$523	\$485	\$471
Dominion	.00351	\$620	\$604	\$560	\$544
Edgewood (I)	.00263	\$465	\$453	\$419	\$408
Edgewood (E)	.00270	\$477	\$465	\$430	\$419

(I = inside unit / E = end unit)

# So Many Meetings, but What's the Difference?

Have you ever wondered about all of the different meetings that take place in the Glen? Have you tried to figure out the difference between a Board meeting and the Annual Meeting? What's the residents' forum versus executive session? If you are confused, then we're here to help by offering these clarifications.



**Annual Meeting** - The Glen's Annual Meeting, or its annual membership meeting, is required by our governing documents, which specify when they're to be conducted and how and when members are to be notified about the meeting. This is the main meeting of the year when co-owners receive the new budget, elect a Board, hear committee reports, and discuss items of common interest. The Annual Meeting occurs each November, and this year is Thursday, November 6 at 7:00pm.

**Board Meetings** - Most of the business of the association is conducted at regular Board meetings, which are held monthly on the second Tuesday of the month at 6:30pm. Since the start of the pandemic monthly Board meetings have been held virtually via Zoom. Board members set policy, oversee the property manager's work, review operations, resolve disputes, talk to residents, and plan for the future. Often the health and harmony of an entire community is directly linked to how constructive these meetings are.

**Special Meetings** - Special meetings are limited to a particular topic. The Board can call a special meeting at any time, and they must notify all members in advance. The notice will specify the topic so that interested co-owners/residents can attend. Special meetings give the Board an opportunity to explore sensitive or controversial matters. Members do not participate in the meeting, unless asked directly by a Board member, but they have a right to listen to the Board discussion.

**Executive Session** - The governing documents require the association to notify you in advance of all meetings, and you're encouraged to attend and listen. The only time you cannot listen is when the Board goes into executive session. Topics that the Board can discuss in executive session are limited by law to a narrow range of sensitive issues. Executive sessions keep the discussion private; no votes can be taken. The Board must adjourn the executive session and resume the open session before voting on any issue. Members may hear the outcome, but not the private details.

**Residents' Forum** - The Glen devotes as much as 30 minutes at the beginning of each Board meeting for a residents' forum. Any co-owner/resident who attends the meeting has a chance to address a matter of concern to the Board at this time.

# Replacement of Power Lines Under Patios

Glen co-owners like to renovate their patio, sometimes by installing expensive covering. When they do this, they will discover that power lines are buried underneath them, although their locations will vary. These lines will eventually have to be replaced.



Power crews have informally advised that replacement will likely require that the patio be dug up because the lines were likely not installed in conduits allowing thread-throughs of new lines. Responsibility for the replacement is described in the Glen's Handbook (June 11, 2024) under "Power Line Service."

The party responsible for replacing the line, i.e., the Glen or the utility, depending on where the meter is located, may have only a limited obligation to repair the patio after it is dug up for a wire replacement. Thus, co-owners planning a patio replacement or major renovation may benefit from a simultaneous replacement of a buried power line in order to avoid a future dig up of an expensively replaced patio.

If you are planning a patio replacement, you should contact the party responsible for replacing buried lines about having a simultaneous replacement of your buried line.

## Court Representatives Group has a New Chair



The Board has officially appointed Dianne Altuna of Court 13 as the new chair of the Glen's Court Representatives Group (CRG).

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.

Currently, the CRG is without volunteer reps in Courts 1, 5, and 11.

Suzanne Wible has recently moved and thus created the vacancy in Court 1. Our thanks to Suzanne for her service to the Glen.

In order for the CRG to function at its best, volunteers are needed to step forward and serve the community. If you're in Court 1, 5, or 11 and would like to answer the call to volunteer, please contact the chair at [dianne.altuna@gmail.com](mailto:dianne.altuna@gmail.com).

# Window Well Covers Help Keep Basements Dry

Because our area can get heavy rains at various times of the year, Glen co-owners and residents are well advised to check their window wells for adequate covering to keep out the downpours. Let's face it, torrential rainwater seems to prefer basements without window well covers.

The Glen Handbook (June 11, 2024) does not allow bubble-style window well covers, but it does allow flat Plexiglass covers (such as the one to the right) that are cut in a semi-circle to match the opening of the window well. Their installation and preservation is a co-owner responsibility. There is an updated blanket variance for their installation, subject to the following Handbook provision:



*Well Covers (Blanket variance). Flat Plexiglas cut to window well shape and used in conjunction with grates may be used to keep water out of window wells and basements. To facilitate drainage, a cover should be slanted outward by installation of a long, thin board that runs under the cover alongside the building from one end of the cover to the other. To keep a cover from blowing off, it can be cut with a smaller footprint that allows it to fit under a grate. Bubbles over window wells are not permitted.*

The great majority of co-owners in the Glen have installed such covers, but an occasional co-owner will attempt to install a bubble-style cover, sometimes over a Plexiglass one. Please remove any bubble-style covers, which are not allowed, from your window wells.

## Daylight Saving Time to End Soon



Fall is here, and 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 once again 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 2. 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.

# Reminder About Political Signs



Election Day is coming - Tuesday, November 4, 2025. On the ballot will be the offices of Virginia Governor, Virginia Lieutenant Governor, Virginia Attorney General, Virginia House of Delegates (3rd District), Arlington County Board (1 seat / ranked choice voting style), and Arlington County School Board (1 seat).

Candidates of all parties will use campaign signs to spread their messages and catch your eyes.

Please note, in Fairlington Glen our Handbook provides specific rules for the display of political signs, and we ask you to observe them strictly - for the sake of avoiding post-election visual clutter and maintenance problems, and encouraging orderly political expression during elections. 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.

## County Vehicle, Real Estate Taxes Due

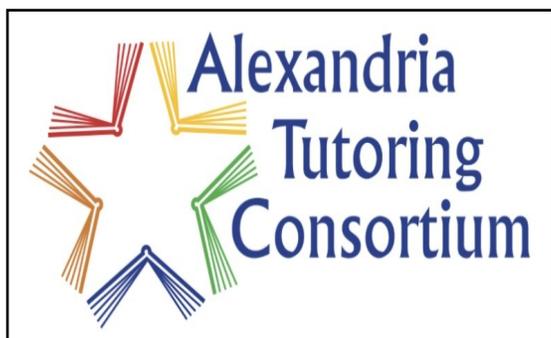
Just a reminder - Arlington County has two tax deadlines on October 5. Both the vehicle personal property tax and the second installment of the real estate tax are due to the Arlington County Treasurer's Office.

- Pay online at <https://capp.arlingtonva.us>. Use the "make a payment" link or create a CAPP profile.
- Mail your check to Arlington County Treasurer, P.O. Box 1754, Merrifield, VA 22116-1754. Payments must be postmarked by 10/5 to avoid late fees or penalties.
- Drop off a check in the 24-hour drop box at the corner of Clarendon Blvd. and N. Adams Street in Arlington.

For more information, call Arlington County at 703-228-4000.



# Help a Child to Read; Become a Book Buddy



Do you have an hour a week to help a student learn to read?

The Alexandria Tutoring Consortium (ATC) needs volunteer reading tutors or book buddies. Tutors work one-on-one with a kindergarten or first grade student once or twice a week, October through May.

You do not need to be a teacher to do this, but it is important that you be there every week. ATC provides training, weekly materials, and ongoing support. You will make a huge difference for a child.

For more information, contact Alexa Allmann at [aallmann@alexandriatutors.org](mailto:aallmann@alexandriatutors.org) or go to <https://alexandriatutors.org>.

## Fall Book Sale is this Month

The Friends of the Arlington Public Library (FOAL) will host their fall book sale October 24-26 in the garage of the Central Library, 1015 N. Quincy Street. FOAL is a volunteer organization established to support Arlington's public library system.

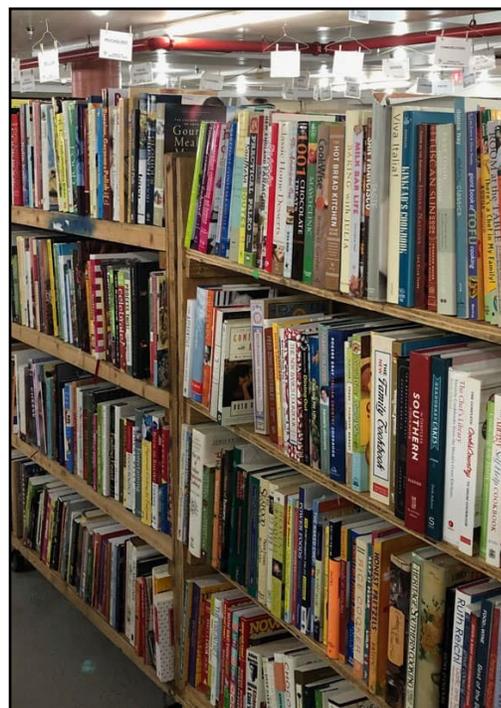
### Book sale hours are:

Friday, October 24 / 10:30am - 4:45pm

Saturday, October 25 / 10:30am - 4:45pm

Sunday, October 26 / 10:30am - 4:45pm.

Teachers and librarians with a valid school ID's will receive 50% off books on Friday and Saturday. Sunday is half price for everyone! They will accept cash or credit, and they ask that you bring your own bags.



Please note that there will be no parking in the garage during the event. The ramp will also be closed to vehicular and pedestrian traffic. Visitors to the sale must enter the garage via the Central Library elevator or garage stairwells.

For more information, visit <https://arlingtonlibraryfriends.org> or call 703-228-5990.

# Important 2025 Election Day Information

Election Day is Tuesday, November 4, 2025. Polls will be open from 6:00am to 7:00pm in Virginia. Registered voters in the Glen are in precinct 112, so the polling place is the Fairlington Community Center, 3308 S. Stafford Street.

Early (in-person) voting is already underway through November 1. Arlington County voters can use any of three early voting locations. See the September issue of the *Glen Echo* for early voting locations with their scheduled dates and times or visit <https://vote.arlingtonva.gov/Home>.

***Please remember to bring your acceptable ID to vote.***

On the ballot will be the offices of Virginia Governor, Virginia Lieutenant Governor, Virginia Attorney General, Virginia House of Delegates (3rd District), Arlington County Board (1 seat / ranked choice voting style), and Arlington County School Board (1 seat).

Ranked choice voting is a voting method in which voters rank candidates in order of preference (1st choice, 2nd choice, 3rd choice). Ranked choice voting allows your vote to count towards another candidate if your 1st choice candidate receives the least amount of votes.

There may be lines when you check in on Election Day, especially early in the morning and late in the afternoon. Please be patient and give yourself plenty of extra time. In fact, you may want to look at a sample ballot ahead of time. Go to <https://vote.arlingtonva.gov/Elections>.

Remember, in Arlington County we vote a paper ballot. Once you mark your ballot, you will feed it into a scanner (that is NOT connected to the internet) that will tabulate your vote and take a picture of both sides of your ballot. So, there's both an electronic copy and a paper copy to be used as a back up.

The deadline to update your address or register to vote for the November 4 election is Friday, October 24, 2025.

All voters are eligible to vote a mail ballot, but voters must request a mail ballot by Friday, October 24, 2025. Mail ballots returned by mail must be postmarked on or before November 4, 2025, and received by 12:00pm on November 7, 2025.

**NOVEMBER 4, 2025  
GENERAL ELECTION**  
Important Dates:

SEPT <b>19</b>	First Day of Early Voting
OCT <b>24</b>	Voter Registration Deadline
OCT <b>24</b>	Mail Ballot Application Deadline
NOV <b>1</b>	Last Day to Vote Early
NOV <b>4</b>	Election Day!

 ARLINGTON VIRGINIA  
[vote.arlingtonva.gov](https://vote.arlingtonva.gov)

# Are You Registered for Arlington Alert?

Arlington Alert is a FREE program that sends alerts about local traffic, hazardous weather, major events, and much more. Whether you're at work, home, or traveling, you'll know what's happening in your area.



Get alerted about emergencies and other important community news by signing up. This system enables Arlington County to provide you with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons, and evacuations of buildings or neighborhoods.

You will receive time-sensitive messages wherever you specify, such as your home, mobile or business phones, email address, text messages and more. You pick where, you pick how.

Signing up and sharing with loved ones helps protect your whole community. For more details and to register, go to [Arlingtonalert.com](http://Arlingtonalert.com).

## National Prescription Drug Take Back Day is Oct. 25

The Arlington County Police Department (ACPD) is encouraging the community to safely dispose of unwanted, unused and expired prescription medications on Saturday, October 25 during the Drug Enforcement Administration's (DEA) fall National Prescription Drug Take-Back Day. Unused or expired prescription medications are a public safety issue and can lead to accidental poisoning, overdose, and abuse.

### PERMANENT DRUG TAKE-BACK BOXES

*Anonymously dispose of expired, unused and unwanted prescription drugs in Arlington County*

**4 SECURE LOCATIONS**

**Fire Station #2**—4805 Wilson Boulevard  
**Fire Station #5**—1750 S. Hayes Street  
**Fire Station #9**—1900 S. Walter Reed Drive  
**Police Headquarters**—2000 block of 14<sup>th</sup> Street N.

<b>ACCEPTED</b>	<b>NOT ACCEPTED</b>
PRESCRIPTIONS VITAMINS PRESCRIPTION OINTMENTS PET MEDICATIONS PRESCRIPTION PATCHES OVER-THE-COUNTER MEDICATIONS	NEEDLES INHALERS AEROSOL CANS THERMOMETERS LOTIONS OR LIQUIDS HYDROGEN PEROXIDE

**MORE INFORMATION ON ARLINGTON'S OPIOID RESPONSE: [ONEARLINGTON.ORG](http://ONEARLINGTON.ORG)**

## Fairlington Glen Contact List (October 2025)

### **BOARD OF DIRECTORS**

President	Charlie Robbins	3534 S. Stafford	703-907-9842	<a href="mailto:cbrobbins63@gmail.com">cbrobbins63@gmail.com</a>
Vice President	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
Treasurer	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>
Secretary	Seth Theuerkauf	4132 S. 36th	252-723-9513	<a href="mailto:seth.fairlington.glen@gmail.com">seth.fairlington.glen@gmail.com</a>
At Large	TJ Doyle	4134 S. 36th	202-306-5291	<a href="mailto:tj.doyle.fairlington.glen@gmail.com">tj.doyle.fairlington.glen@gmail.com</a>

### **COURT REPRESENTATIVES GROUP (CRG) / Chair Dianne Altuna - [dianne.altuna@gmail.com](mailto:dianne.altuna@gmail.com)**

1 (27 units)	<b>VOLUNTEER NEEDED</b>			
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		<a href="mailto:thorastanwood@gmail.com">thorastanwood@gmail.com</a>
3 (27)	Tina Collier	3581 S. Stafford, #A1	864-325-9004	<a href="mailto:tinagirl51@yahoo.com">tinagirl51@yahoo.com</a>
4 (23)	Elizabeth Dreazen	4133 S. 36th	847-208-0198	<a href="mailto:edreazen@aol.com">edreazen@aol.com</a>
5 (17)	<b>VOLUNTEER NEEDED</b>			
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	<a href="mailto:jmwiedemann.fairlington.glen@gmail.com">jmwiedemann.fairlington.glen@gmail.com</a>
7 (16)	Michael Wells	4208 S. 36th	571-429-1018	<a href="mailto:mike_8453@yahoo.com">mike_8453@yahoo.com</a>
8 (16)	Chris Bell	3617 S. Taylor	850-723-5814	<a href="mailto:bellcrt@yahoo.com">bellcrt@yahoo.com</a>
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	703-232-5142	<a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>
11 (22)	<b>VOLUNTEER NEEDED</b>			
12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	<a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</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. 35th	703-575-7864	<a href="mailto:ellenmcdermott@yahoo.com">ellenmcdermott@yahoo.com</a>
15 (36)	Mike Hahn	4270 S. 35th	703-578-3138	<a href="mailto:mhahn10262@cs.com">mhahn10262@cs.com</a>
16 (12)	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>

### **COORDINATORS and COMMITTEE CHAIRS**

Archivist /Finance	Maynard Dixon	4316 S. 35th	703-909-4562	<a href="mailto:maynarddixonjr@gmail.com">maynarddixonjr@gmail.com</a>
Basketball	Patrick Murray	4144 S. 36th	703-945-5224	<a href="mailto:pgmurray@att.net">pgmurray@att.net</a>
Safety & Security				<a href="mailto:amy.steliga@cardinalmanagementgroup.com">amy.steliga@cardinalmanagementgroup.com</a>
Glen Echo	Jay Yianilos			<a href="mailto:jasonyianilos@yahoo.com">jasonyianilos@yahoo.com</a>
Landscape	M. Joy Bickelhaupt		703-203-0583	<a href="mailto:joy.bickelhaupt@gmail.com">joy.bickelhaupt@gmail.com</a>
Pool (co-chairs)	Lori Derkay - 703-379-2895 <a href="mailto:lori.derkay@outlook.com">lori.derkay@outlook.com</a> / Carol Goodloe - 703-232-5142 <a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a>			
Tennis (co-chairs)	Carol Goodloe - 703-232-5142 <a href="mailto:cagoodloe@comcast.net">cagoodloe@comcast.net</a> / Sandy Thurston - 703-244-2761 <a href="mailto:sandy2swim@gmail.com">sandy2swim@gmail.com</a>			
Variance	Greg Lukmire	4234 S 35th	703-795-5865	<a href="mailto:glukmire@verizon.net">glukmire@verizon.net</a>
Onsite Staff	María Castro and Nelson Ordoñez		703-820-9567	<a href="mailto:fairlingtonglenstaff@hotmail.com">fairlingtonglenstaff@hotmail.com</a>
Account Manager	Crystal Williams, Cardinal Management		703-569-5797 x5024	<a href="mailto:crystal.williams@cardinalmanagementgroup.com">crystal.williams@cardinalmanagementgroup.com</a>
Onsite Manager	Amy Steliga (Amy's office hours: Monday, Wednesday, & Friday telework AND Tuesday & Thursday 9:00am-1:00pm)		703-820-9567	<a href="mailto:amy.steliga@cardinalmanagementgroup.com">amy.steliga@cardinalmanagementgroup.com</a>

### **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.).***

# October 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Bulk Trash
5	6	7	8	9	10	11
12	13 	14 Board Meeting at 6:30pm	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31 	

# November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Bulk Trash
2 	3	4 	5	6 Annual Meeting at 7:00pm	7	8
9	10	11  Board Meeting at 6:30pm	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 	28	29
30						

# Budget and Fees Proposed for 2026

—Maynard H. Dixon, Jr., Treasurer—

At its meeting on July 8, 2025, the Board approved the draft 2026 budget and fee schedule in the table below for submission to Glen co-owners before the annual meeting on Thursday, November 6, 2025. The recommended budget would be based on a monthly fee increase of 2.6%. See the Proposed Fee Schedule at the bottom and the explanation of its calculation.

The Proposed 2026 Budget spreadsheet below presents the 2026 budget by Cardinal Management Company (Cardinal) account number. In January 2023, Cardinal changed many, but not all, of its existing account numbers. Where the number was changed, the account number before 2023 is in brackets. If a number is not in brackets, it is either the same number that was used before 2023 or the number of an entirely new account that was subsequently created. A blank cell indicates that the account was not used in the year. The table has a column for the audit of 2024, the latest one available.

Any Glen co-owner seeking a detailed, line-by-line explanation of the recommended budget should contact me, at [MaynardDixonJr@gmail.com](mailto:MaynardDixonJr@gmail.com).

## A Budget for Constrained and Re-Scheduled Expenses

Working for us in our 2026 budget are: (1) lower maintenance expense due to (a) declining need for proactive roof work and (b) to obtain better bids/unit, our completion of painting and related carpentry in 2025 that would ordinarily have been planned for 2026; and (2) an anticipated pause in the recent exponential growth in *Account 51750 Insurance* cost.

Working against us are: (1) larger-than-usual projected expenses for water, electricity, employee health insurance, and landscaping; and (2) an increased contribution to reserves to recover a 2025 contribution that was reduced in order to finance the extra painting and carpentry that was done in 2025.

This year’s proposed 2.6% dues increase compares favorably with trends in other increases affecting Glen residents over the last few years, as shown by the following table:

Dates	Dues Increase	Change in DC Area Consumer Price Index (BLS CPI-U)	Change in Federal Reserve Economic Data (FRED) PPI Nonresidential Building Maintenance and Repair	Federal Employee COLA DC Area	Social Security & CS Retiree COLA	BLS DC Area Average Wage & Salary Change for Year Ending in September	County Property Tax Increase on Arlington Unit
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2021	3.3%	1.5%	11.8%	1.0%	1.3%	4.7%	3.36%
2022	1.4%	6.0%	6.3%	3.20%	5.9%	4.1%	3.36%
2023	4.5%	4.4%	2.8%	4.86%	8.7%	5.5%	1.69%
2024	2.8%	3.6%	5.8%	5.31%	3.2%	4.0%	4.55%
2025	8.0%			2.22%	2.50%		0.00%
2026	2.6%						

## Budget Development

The easiest to project expenses were: (a) those that are based on contracts that extend over future years, such as trash collection, contract landscaping, accounting, management, and pool operations; and (b) those that are discretionary, such as non-contract landscaping, employee cost-of-living adjustments, and certain pool spending.

Other expenses were more difficult to project because they are not fixed by contracts, but we can develop reasonable estimates based on known facts, trends, historical averages, or a knowledge of economics. For example, we projected water/sewer expense easily because we knew when and how the County will be changing its rates and we have (thanks to Glen volunteer Bill Worsley) accurate data on water consumption usage and trends. Taxes can be estimated based on projections of income and knowledge of tax rates. I have also been using this approach for maintenance, health care, and our condo insurance costs.

The most difficult to project expenses are those that involve randomness and no historical trends, especially if the account is new and we have no experience to draw from. Examples are *Account 51092 Legal Fee Reimbursement*, *Account 65370 Damage Claims*, and *Account 58582 Snow Removal* are examples. The best approach for this category is to budget long-term based on the best data we have, avoiding the recorded extremes or outliers. If we do this consistently, we will be more likely to balance the account over time even though individual years will come-in too high or too low.

Reserve contributions are also a part of our budget. The section below on *Reserve Contributions* walks readers through how our *2023 Replacement Reserve Study*<sup>1</sup> was used to budget our 2026 contribution to replacement reserves. This study has been posted to our website along with an updated plat portraying assets in the study.

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<sup>1</sup> The valuation projections for this study start with 2023; but the final version of the study was completed on January 8, 2025, the date on the study document. The delay was due mainly to the inclusion of assets that were not in our 2018 study, notably additional drains and the buried power lines between the unit meters and the building units in Courts 1-4.

## Highlights

The highlights of the budget are discussed below. Numbers were left unrounded when they were based on calculations, such as a trend line or an average of prior years.

- **Interest Income.** In budgeting *Account 40270 Interest*, conservatism is needed because it is highly volatile and subject to political pressure to keep interest rates low. If the current interest rates were to rise even by a few percentage points, the dollar increase in our interest income would be huge, but we should not base our budget on an increase that may not occur.

The projection of \$112,313 is what Morgan Stanley calculates would be earned on our reserves for one year from April 30, 2025 if the reserve level and the investment mix in effect on that date were to continue. This projection is conservative because it presumes that: (1) investable funds will not increase from their April 30, 2025 level to the end of 2026; and (2) the Federal Reserve Board will not be further increasing interest rates to ward-off inflation.

As in prior years, the 2026 budget presumes that the interest earned on our reserves, minus the taxes that we estimate would be paid on the interest, would be invested back into our reserves. Taxes are excluded so the operating portion of the budget will not subsidize the reserve portion of the budget. A rough estimate of the projected (federal + state) taxes is 21% of the projected interest. Thus, our *Account 90005 Replacement Reserve Interest* after-tax projection for 2026 =  $.79(\$112,313) = \$88,727$ .

- **Earnings On Equities.** At its April 2025 meeting, the Board voted to approve a plan where the Glen would invest part of its reserve funds in equities, rather than solely in the laddered CD's managed under our account with Morgan Stanley. The rationale is explained in our December 2024 newsletter, which is available on our website. Consequently, the Glen may be earning dividend and capital gain/loss income in 2026. To allow for this, we have added two new accounts for our ledgers and our budget:

*Account 40281 Dividends.* Budget this new account at \$0.00 for 2026, the first year of creation since we are not sure when we will begin to invest in equities and have no history to use for a projection. After 2026, we should be able to develop a rough projection of the dividends that will be earned based on the performance of prior years. Once we make that projection, we can do a rough projection of the taxes that will be paid on the projected dividends based on the applicable tax rates.

*Account 40280 Capital Gains/(Losses).* As with dividends, budget this new account at \$0.00 for 2026. For this and future years, the income posted to this account at the end of the year will almost always be \$0.00 because: (1) we will, as required by our guidelines, be investing funds in an index fund; and (2) index fund managers seldom accrue capital gains by selling stock. A significant sum would be posted to this account only if we were to sell one index fund and to invest the proceeds into another one.

- **Unpaid Dues and Their Recovery.** Our 2026 budget will discontinue income line item for *Account 40398 Recovery Income* and the related expense line item *Account 51401 Unpaid Assessments*. Our accountants prefer to treat these items as balance sheet

debits and credits, as in our *Account 14000 Accounts Receivable – Homeowner*. They view unpaid dues as recoverable until the Board officially writes it off as uncollectible, so they see it as improper to code the missing payments as an expense and their recovery by legal collection as income.

This “receivables-accounting” approach has its problems. When unpaid dues balances increase from year to year, this affects our ability to spend in the year of the increase, and we need to budget for this as an expense. While we stand a good chance of recovering most unpaid assessment income in a future year, we seldom know the exact year, and some debts will turn out to be uncollectible. Moreover, it would be helpful if these items were coded as income and expenses so our members could easily see them up front in our budgets. Notwithstanding these problems, the receivables-accounting approach is too firmly entrenched to be changed.

Fortunately, there is an acceptable alternative. We have added a new line item to the budget that has no ledger account number in Cardinal management’s accounting system but will allow us to track and to budget for unpaid dues and their recovery: in the budget table below, see *Predicted Change in Balance of Account 14000 Accounts Receivable - Homeowner*. The year-to-year *changes* in the balances of this account tell us how our budgets are being affected by unpaid dues income and its recovery. For example if the difference in the year 1 balance and the year 2 balance turns out to be negative, we know that recovery income in year 2 has grown faster than unpaid dues, and this will tend to increase to our bottom line profit/loss in year 2.

For projection, I developed a trend line. If the trend predicted by the trend line equation continues, we can expect that, from 2025-2026, the projected change in the balance of our dues receivable account from 2025-2026 will be  $[\$16,991 (2026) - \$16,443 (2025)] = \$548$ . This relatively small estimate is credible. While the area is suffering from employment actions that could increase unpaid dues in 2026, we are launching major, offsetting collections efforts against major debtors in 2025 that may bear substantial fruit in 2026.

- **Painting.** We are budgeting no cycled batch painting or softwashing work in 2026 for *Account 65310 Exterior Painting* because the Board, in May 2025, resolved to add the work that would have been done in 2026 (Courts 1-4) to its regular cycle of work in 2025 (Court 13-16). Funds will still be available for spot painting where the unit cannot wait until the next cycle.

- **Carpentry.** *Account 65284 Carpentry* takes place either (1) in-batch after bad wood is identified in the painting cycle or (2) on a spot basis:

(1) Cycled Work. We will be budgeting no cycled batch carpentry work in 2026 because the Board in May 2025 resolved to add the work that would have been done in 2026 (Courts 1-4) to its regular cycle of work in 2025 (Court 13-16).

(2) Uncycled Work. During 2026, there will most certainly be uncycled spot repair work. Kolas' carpentry fees have been increasing, but my 2024 estimate of \$63/uncycled unit seems much too high to use as an estimate for the 352 uncycled units in 2026, because: (1) the 2024 estimate reflects a higher-than-likely percentage of expensive spot

work in relation to the percentage of batch work; and (2) carpentry in almost half the Glen will have been completed in 2025. The 2023 estimate of \$33/uncycled unit seems is closer to the historical trend. Adjusting the \$33 for inflation during 2023-2026, our total uncycled cost =  $[\$33/\text{Uncycled unit}][1.030(2024 \text{ actual})][1.025(2025 \text{ actual})][1.033(2026 \text{ estimated})][352 \text{ uncycled units}] = \$12,672$ . Thus, for 2025, our total = \$0.00 (cycled) + \$12,668 (uncycled) = \$12,668.

- **Roof Repair.** Our *Account 65460 Roof Repair* budget of \$18,950 will be devoted entirely to unplanned spot work that cannot wait until the next batch repair cycle. We will be avoiding cycled repair work in 2026. This will lessen dues increase. The work is lower priority than painting, carpentry, and soft washing. The work in Courts 5-8 that was originally planned for 2026 is being postponed to 2027 and the budget for that year.

Our \$18,950 spot work budget for 2026 was estimated as (a) the number of roofs in the Glen that will be uncycled in 2026 (all 307 roofs in the Glen) multiplied by (b) the \$56 historical repair cost/uncycled roof from 2022-2024 and then (c) the actual and projected inflation during these years. If you have a better way of projecting this expense, please let me know.

- **Damage Claims.** *Account 61370 Damage Claims* is a volatile account.<sup>2</sup> It records four types of claims expense (debits): (1) expenses for property damage that is expected to be covered by the Glen's insurance; (2) payments to satisfy co-owner damage claims against the Glen; (3) bills that are paid by the Glen in emergency situations (usually involving plumbing) but that must be reimbursed by the owner because the damage is an owner responsibility; and (4) claims against third parties for expenses that we paid but can be recovered by litigation, such as legal fees. The balance can turn negative when large, offsetting reimbursements are credited to this account in subsequent years.

The history reveals no trend. Lacking any evidence of a trend, the best approach would be the average of 2018-2024, which is \$6,872.

- **Landscape.** Spending on our main landscape contract is projected to maintain its upward trend, but discretionary funding, except for what will be added by our new landscape savings fund, will be reduced overall to limit our dues increase.

**Main Contract.** *Account 58000 Landscaping Maintenance Contract* spending on the main landscape contract is projected to maintain its upward growth due to labor, gasoline, and environmental costs incurred by contractors in this area. Our attempts to get a better price/quality mix by continually switching contractors have not succeeded over the years.

The main contract fee for 2026 is not certain because our existing contract with ProGrounds may not be renewed. Under this contract, our fees were increased annually be 3%, and, if the CPI increase exceeds 3%, there was to be an additional percentage increase equal to the difference between the CPI increase and a 3% increase. In 2025, ProGrounds' annual fee turned out to be \$108,006.

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<sup>2</sup> The tabular history of this account in the July 2024 newsletter article on the audit of 2024 shows how volatile this account can be.

Our best estimate is to assume that, in 2026, we will be under a new contract with terms that are similar to those in our existing contract with ProGrounds. My projected increase in CPI-U for the DC area during 2025 is projected is 3.6%. Under these assumptions, our projection for 2026 =  $[1.036][\$108,006 \text{ (2025 rate)}] = \$111,894$ .

Discretionary Spending. Discretionary landscape spending will be reduced to limit our dues increase. *Account 58050 Landscape Grounds Non-Contract* (spending outside our main landscape contract) will be reduced by \$7,000. *Account 61572 Special Projects/Improvements* will be reduced by \$1,000 to \$3,000. These reductions are supportable because we have not been skimping on discretionary landscape spending in recent years and we are creating a new landscape savings fund.

- **New Landscape Savings Fund.** Authority to spend unspent budget funds normally expires at the end of the budget year. This is proper annual budgeting practice, but it restricts landscape planners to yearly short-term planning. To foster long-term planning, this budget would add a new account, *Account 90103 Grounds Reserve Account*, for yearly contributions to the cost of big, multi-year landscape projects. Our initial contribution to this account would be \$2,000.

At the end of each year, the *Account 90103* balance would be added to a new asset account for accumulated landscape funds, *Account 25565 Landscape Use: Replacement*. This account will be used to fund planned long-term projects, not for spending in “Year 2” funds for yearly projects that were budgeted for “Year 1” but remained unspent at the end of that year. For proper use of these accounts, we will need to take care: (1) not to lose track of the funds in *Account 25565* and to plan for their long term use; and (2) to provide for annual contributions to *Account 90103* that will be sufficient to fund any long term plans.

- **Management on-Site.** Our fulltime onsite manager is a Cardinal Management employee, unlike the two employees on the Glen’s own payroll; but Cardinal allows the Glen to set the onsite manager’s basic salary, and the Glen then reimburses Cardinal for that salary + Cardinal’s related employment expenses. Related employment expenses may include health insurance, life insurance, a retirement plan contribution, social security tax, Medicare tax, unemployment insurance tax, and administrative expenses. To keep these expenses under control, the Glen and Cardinal, in mid-2022, contractually agreed to set the onsite manager’s related expenses at 30% of his/her base salary.

Base Salary. When Cardinal and the Glen were negotiating a new compensation formula in 2022, we informed Cardinal that we would expect to be approving annual percentage salary increases for our onsite manager that are at least equal to those of our own employees. Applying this formula to 2026, Cardinal would be receiving a 2.7% increase (the increase proposed for our own employees) in our 2025 payment of \$83,348.70 to finance her base salary, resulting in an increase to  $\$85,599.11 = (1.027)\$83,348.70$ .

Related Expenses. Applying the 30% ancillary expenses increase factor discussed above results in a total payment of  $\$111,278.84 = (1.3)(\$85,599.11)$ .

- **Maintenance Payroll.** To budget for changes in the compensation for our two onsite employees, we consider changes in various indices that are available on the internet: BLS DC Area Average Private Industry Wage & Salary Changes; Social Security and C.S. Retiree COLA; FERS Retiree COLA; Federal Government COLA; CPI-W DC Area; and CPI-U DC Area.

All things considered, an increase of 2.7% would be appropriate for 2026. With this increase, the salary compensation received by our two onsite employees would continue to track the changes in the above indexes from 2011-2023 or 2024. This increase would preserve their compensation in comparison with (1) the compensation received by area employees and retirees and (2) the cost of living changes in the DC area.

The base for projection of this expense after a percentage wage increase is the audited amounts actually paid in the most recent prior year (excluding irregular bonuses), rather than base salaries, because overtime and regular bonuses must be considered in any good projection.

For 2026, begin with the amount paid in 2024. The audited ledger shows \$110,620.32, including a longevity award to Maria of \$1,011.90 (two gift card payments costing \$505.95 each). For projection purposes, subtract the longevity award and add-back the \$2,277.00 income that was actually earned in 2024 but was excluded by the auditor in an "audit adjustment" because it was mistakenly included in (debited to) calendar year 2023. Thus, for 2026, our projection is:  $[(\$111,982.78 - \$1,011.90 + \$2,277.00) (2024 \text{ Adjusted Ledger Total})] [1.048 \text{ (increase for 2025)}] [1.027 \text{ (increase for 2026)}] = [\$113,247.88][1.048][1.027] = \$121,888.24.$

The actual amount actually spent in 2026 will depend on actual hours worked and bonuses, both of which can be unpredictable. If we had to exceed budget to grant a special award that was not budgeted, such as an anniversary bonus, we can do so.

- **Management Fee (Cardinal Management).** Our *Account 51120* basic management fee is set under our contract with Cardinal Management Company. That fee has not been a major factor driving Glen dues increases. Under our contract with Cardinal, the fee is adjusted annually according to year-end changes in the Consumer Price Index for urban workers (CPI-U) for the metropolitan Washington, D.C., area. Increases are capped at 5% per year. At the beginning of 2023, the Glen continued this formula, but with a fee of \$67,584 based on the hiring of a full-time employee who will do even more work than was previously done by Cardinal. In January 2024, the Glen continued this formula, but with a reduced fee of \$65,976.35 to account for reduced attendance by the portfolio manager (supervisor of our onsite manager) at our Board meetings.

Our agreement will likely be renewed in 2026 based on the same CPI-U formula. The fee for 2025 =  $\$67,757.71 = 1.027 [\$65,976.35 (2024)]$ . For 2026, assume that the Jan. 2026 - Jan. 2027 CPI-U will have increased by 3.6%, the increased that I have predicted for that year. Thus, 2026 =  $[1.036][\$67,757.71(2025 \text{ contracted})] = \$70,197.$

- **Management Schedule B.** In 2019, we added *Account 51125 Management Schedule B* to record separately and to budget Cardinal's Management Contract Schedule B fees, which were previously hidden-away in *Account 51550 Misc. Administrative*. Cardinal's

Contract Schedule B fees are charged for per-occurrence items, such as copying and preparation of re-sale packages. The numbers of transactions fluctuate from year to year. The charges have not been fixed under recent contracts, so they are free to vary yearly. Some of them are based on actual per-transaction costs that are beyond Cardinal's control. Others are based on hourly rates charged by Cardinal. Cardinal has reserved the right to change them at will.

In 2026, as in the last 4 years, I projected Management Schedule B charges using a trend line because they are volatile as to the number of transactions. The 2026 projection based on the trend line equation is \$11,748.

- **Insurance**. Expenses for the Glen's insurance policy are coded to *Account 51750 Insurance*. After 2019, our insurance cost began to rise rapidly. In September 2023, the Glen was hit with the largest ever increase in the cost of its General Liability policy -- from \$103,629 to \$200,403. Due to this late, unexpected, and unbudgeted increase, we underbudgeted this account in 2024 by \$88,812. We financed the \$88,812 extra cost during 2024 from our contingency fund and used our 2025 budget to replenish that fund.

The huge increases in recent years were not due to the Glen's loss history, which has been quite favorable. The increases were likely due to rising replacement costs and insurer reaction to fire and flood disasters in California and Florida. These disasters received extensive news coverage.

Exponential growth in insurance cost cannot continue indefinitely. Eventually, declining fear of ever-growing losses, regulation, and/or market resistance<sup>3</sup> applies a break. Conforming to this pattern, our rate of increase for 2024-2025 slowed to 3.45% for the entire package (the Greater New York master policy + the other policies in the package).

For a proxy to estimate future changes in our rates, I used the historical FRED [Federal Reserve Economic Data] Producer Price Index of Premiums Paid For Homeowners Insurance. This index shows: (1) an average annual (not compounded) rate of increase of about 9%/year from June 1998-June 2022; (2) a sharper average annual, average rate of increase of about 60%/year from October 2022 to September 2024; and (3) a virtually flat rate of increase from September 2024 to March 2025. For October 2025-October 2026, I assumed that the factors producing the sharp increases from October 2022-September 2024 have dissipated and that countervailing factors, such as regulation and consumer resistance, will continue to cause rate increases to drift gradually downward until the end of the first 9 months of October 2026.

If we assume that these trends are accurate and use them to project from the most recent cost of our General Liability insurance (contact me if you want the details), our projection for this policy turns out to be \$217,389. I have also projected the costs of our other policies, such as workman's compensation and liability, which have been much less volatile. The sum of the projected costs of our other policies = \$20,956 (contact me if

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<sup>3</sup> One type of market resistance in self-insurance via increased deductibles. To constrain its insurance cost, the Glen has opted for an increased deductible.

you want the details). Thus, the projected cost of our total insurance package is \$217,389 (General Liability) + \$20,956 (Other Policies) = \$238,345.

I did not budget for a premium increase due to the 2025 fire in Court 5. This was the only human-caused major fire in the history of the Glen. The only other major fire in the Glen was a late 1970s fire in Court 3 that was caused by lightning. Insurance companies are likely to cut us more slack after unpredictable, commonly insurable events like this fire than they would after disasters that follow known risk-increasing factors, such as building condition (prone to water leaks, no firewall, etc.), weather, crime, and susceptibility to earthquakes. Hard-to-estimate, unexpected cost increases due to events like this are best covered by our contingency fund.

- **Health Insurance.** The health insurance cost paid by the Glen for its own two employees is posted to *Account 71070 Group Insurance*. Health insurance for our onsite manager, a Cardinal Management employee, is provided by Cardinal under its own company-wide insurance plan.

We have been insuring our employees with a high benefits, small group family coverage policy from CareFirst Blue Cross. The cost of this coverage changes with the age of the insured, the number of dependent children under age 26, and the same hard-to-predict regulatory and market considerations that influence medical insurance cost in general.

This expense for our two employees is best projected by a trend line. A trend line will capture the effect of age-dependent changes in the premiums, general inflation in the economy, and inflation in regulatory and medical costs that affect all providers. The line that I developed closely fits the data. Solving the trend line equation, we estimate their 2026 expense to be \$37,129 for both employees by themselves, with dependents no longer included since they both aged-out in 2021.

This is a sharp increase from our budget of \$28,619 for 2025, where I underestimated our actual expense of \$35,139, due mainly to my mistaken exclusion of the cost of employee dental insurance (explained in greater detail in our December 2025 newsletter).

- **Electricity.** Electricity bills are posted to *Account 62000 Electricity*. Begin by examining our historical trend in cost and how it may be affected by usage and rate changes.

**Historical Trend.** From 2010-2019, the cost was stable -- above \$10,000 for only two years. In 2020, our cost began to trend upward, probably due to the increased cost of green energy. The cost projected for 2026 by the historical trend line alone, beginning in 2019, is \$12,858, which would be a 6.4% increase over the 2024 audited balance.

**Usage.** Usage is not likely to change significantly from 2024 (the latest audited figure) to 2026. I see no significant changes in outlets or usage (wattage/outlet) additions to outlets during those years.

Rate Changes. In early 2025, there were new reports that Dominion Energy is proposing rate increases that would raise the average residential bill by 15.3% in 2025-2026. Some of this increase is likely to be approved because of the increased demand for power from data centers and the rising cost of the green energy that must be produced to meet this demand before nuclear power comes online.

Weighing the Factors. A safe estimate on the high end is that rates in 2024 will increase over the next two years by the average of the trendline increase of 6.4% and the 15.3% that Dominion is proposing = 10.8%. Thus, our estimate for 2026 = [ $\$12,099$  (2024)][1.108] =  $\$13,406$ .

● Water/Sewer. Our joint water/sewer bills are posted to *Account 62120 Water/Sewer*. Our projected total 2026 cost is  $\$227,055$ , based on:

(1) a County-staff recommended July 2025-June 2026 increase in the County's per-meter charge from  $\$21.92$  to  $\$21.94$ , and our projected 3% increase for the remainder of 2026 (July 2026-June 2027);

(2) a County-staff recommended July 2025-June 2026 increase in the County's volume charge from  $\$15.25$ /thousand gallons to  $\$15.88$ /thousand gallons, and our projected 3% increase for the remainder of 2026 (July 2026-June 2027); and

(3) a projected usage = the 3-year rolling average usage of 13.805 thousand gallons (up from the prior year's rolling average = 13.609 thousand gallons).

The 2026 estimate is 5.5% higher than our estimate for 2025.

### Reserve Contributions

● Contingency Reserve. Our *Account 25620 Reserve Contingency* is an asset account that is fed by budgeted contributions to *Account 90061 Transfer Reserves Contingency*. Our contingency reserve is a part of what our accountant calls our "excess operating funds" (EOF) (contingency + unappropriated members equity). EOF protects our operating budget against unforeseen expenditures, such as snow removal, downed trees, flooding, and a volatile insurance market. We try to equalize our contingency reserve with the funds in our contingency bank account and to equalize our unappropriated members equity with the funds in our checking operating account.

Our contingency reserve is a major part of what our accountant calls our "excess operating funds" (EOF) (contingency + unappropriated members equity after profit/loss). EOF funds are available for budgeted operations. 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.

For our budgeted 2025 assessment income =  $\$2,066,307$ , this larger buffer would require an EOF of  $\$413,261 = .20(\$2,066,307)$ . At the end of 2024, we were  $\$93,318$  short of our 2025 goal, with an EOF =  $\$319,943 = \$256,325$  (contingency) +  $\$111,838$

(unappropriated members equity) - \$48,220 (loss). See the Table below, based on the rounded account balances:

	2024	2023	2022	2021
<i>Account 25620 Reserve/Contingency</i>	256,325	189,128.94	231,009.05	218,273.44
<i>Account 30410 Unappropriated Members Equity [20410 Before 2023]</i>	111,838	111,838.30	111,838.30	111,838.30
Profit (Loss)	(48,220)	53,196.02	(41,880.11)	12,735.61
EOF	319,943	354,232.56	300,967.24	342,847.35

For 2026, the best we can do is to get as close to the required EOF as the available data will allow. We cannot determine how much to add to contingency in our 2026 budget to bring EOF at the end of 2026 up to its recommended level of 20% of our annual assessment -- because EOF at the end of 2026 will be affected by what happens during both 2025 and 2026. For 2025, we are contributing \$10,000 to contingency. To hedge against further unexpected increases in insurance, electricity, and snow removal costs, a budget of \$20,000 in 2026 for *Account 90061 Transfer Reserves Contingency* is my educated guess.

● **Replacement Reserve.** Our contributions to our reserves should be guided by our reserve study. Our 2023 reserve study shows that we are not fully funded (reserves = accrued depreciation), although we have been making steady progress getting there.

#### Goal of Full Funding

Full funding of reserves is a desirable goal for the Glen, for these reasons:

- (1) Full funding ensures that earlier owners do not consume, or benefit from use of, the Glen's assets and leave the replacement cost to be borne by later owners via huge dues increases, borrowing, or special assessments as the Glen continues to age.
- (2) Banks and governmental agencies are becoming increasingly wary of the risks of lending to older condominiums with inadequate reserves.
- (3) Larger, fully funded reserves also (a) increase our ability to invest funds that may not be needed in the short term in less liquid investments offering greater returns and (b) allow the Glen to contract for the batch replacement of assets at a lower unit cost.

(4) Full funding can also cushion us short term if we ever have to recover from natural or man-made disaster.

### Recommended Annual Contributions

In any budget, our total contributions to reserves (regular contributions + earned interest) should never be less than the full funding amounts recommended in our most recent study and should, wherever possible, attempt to exceed the recommended sums. Here is why:

(1) Reserve contributions that are less than the amounts recommended by the reserve study are noticed by lenders and will be reported in our audit.

(2) Even the best reserve study can err because the estimation of useful lives and replacement values of assets like sewer pipes and slate roofs has always had 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.

In 2026, we should fund our reserves with (1) a regular contribution based on our 2023 reserve study + (2) an extra contribution to make-up for what was budgeted, but will not be contributed, in 2025 due to our May 2025 Board decision to pursue larger-than-budgeted painting and related carpentry expenses during this year.

(1) Regular Contribution. The projection table in Appendix C of our 2023 reserve study calculates, for each of the succeeding 20 years, what it calls the annual "Breakeven Reserve Contribution" to reserves that is needed to fund both: (a) the "Annual Depreciation" for the given year;<sup>4</sup> and (b) an additional "Inflation Addition" needed to recover inflation in the replacement cost of assets after their original purchase. For 2026, the reserve study's Breakeven Reserve Contribution is  $\$713,809 = \$412,250$  (Annual Depreciation) +  $\$301,559$  (Inflation Addition<sup>5</sup>).

Our reserve study concludes (Appendix C, p.6) that, based on its assumption that the returns on our reserve investments portfolio are likely to grow faster than the projected increase in replacement costs, that we can attain 80% funded reserves 20 years after the 2023 starting date of the study by making less than the Breakeven contributions each year, *i.e.*, contributions that equal the prior year's Annual Depreciation increased by 2.8%, which is slightly above the estimated 2.55% annual rate of increase in replacement costs. For 2026, that lesser contribution would be  $\$674,000$  (rounded) =  $1.028$  [ $\$655,576$  (2025 Contribution)]. This would happen if, as the study projects, the annual return on our total reserve investment portfolio regularly exceeds the 2.8% projected increase in

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<sup>4</sup> Each year's Annual Depreciation is derived by indexing forward the \$392,003 year 2023 start-up annual depreciation from Appendix A, Full Funding Analysis of Replacement Reserves Summary Table, page 3. Thus, for 2026, the Annual Depreciation of  $\$412,250 = [1.0255$  (average CPI since 2004)] [ $\$401,999$  (prior year's Annual Depreciation)].

<sup>5</sup> The 2026 Inflation Addition of  $\$301,559 = [.0255$  (the Average CPI Since 2004)] [ $\$11,825,859$  (2025 Full Funding Amount, *i.e.*, accrued depreciation at the end of 2025)].

replacement costs, as it would with a projected 3.00% increase in 2026 and 3.25% thereafter.

I recommend, however, that we make the higher Breakeven Reserve Contribution each year. The lesser contributions described above rest on what could turn-out to be an overly optimistic assumption that the future returns on our reserve investments will exceed the inflation in asset replacement costs. To avoid this risk, we should contribute the larger Breakeven Reserve Contribution each year, at least until we pass 60% of full funding of reserves and discover, in a future reserve study, that less is needed to attain full funding.

If we make this larger \$713,809 Breakeven Reserve Contribution in 2026, our reserves will grow by an extra \$39,809 = \$713,809 - \$674,000 (Projected 2026 Contribution), and our full funding percentage will be a larger 42.48% [(\$4,924,673+\$39,809)/\$11,685,846], rather than the 42.14% shown in the study (\$4,924,673/\$11,685,846). This difference will grow exponentially.

(2) Extra Make-Up Contribution. To our regular contribution we should add \$163,894 to make-up for a reduction in our budgeted 2025 reserve contributions to fund extra painting and related carpentry work in 2025.

Thus, our total gross replacement reserve contribution for 2026 should be \$713,809 + \$163,894 = \$877,703.

Part of the \$877,703 required gross contribution will be funded from projected *Account 90005 Replacement Reserve Interest* (after taxes) and *Account 90062 Cable Marketing Reserves* income (after taxes). Thus, our required contribution from dues income alone will be \$877,703 - [\$88,599 (Interest Income after taxes) + \$4,171 (Cable Marketing Reserves income after taxes)] = \$784,805.

### PROPOSED 2026 BUDGET

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2024 After Audit	2025 Budget	2026 Budget
<b>INCOME</b>				
40100 [30100]	Assessment Income	1,912,788.00	2,066,307	2,120,516
40270 [30270]	Interest	107,898.71	83,687	112,313
40280	Capital Gains/Losses			0
40281	Dividend Income			0

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2024 After Audit	2025 Budget	2026 Budget
40398	Recovery Income		3,258	Deleted Budget Account
40290 [[30290]	Bad Debt Recovery	0.00	100	188
40172 [30171]	Late Fees	3,025.00	1,412	1,631
40190 [30190]	Pool Income	0.00	200	128
40430 [30260]	Misc. Income	5,280.00	5,280	5,280
40010	Additional Charges	375.00	245	375
	<b>Total Income</b>	<b>2,029,366.71</b>	<b>2,160,489</b>	<b>2,240,431</b>
	<b>EXPENSES</b>			
[No Ledger Account]	<b>Change in Balance of Account 14000 Accounts Receivable - Homeowner</b>			<b>548</b>
	<b>ADMINISTRATIVE and MISCELLANEOUS</b>			
51020	Postage	0.00	100	100
51030	Office Expense	4,381.41	4,071	4,160
51031	Copying/Printing	1,582.85	1,232	1,222
51050	Training & Education	0.00	300	300
51250	Entertainment & Social	226.41	300	300
51500	Misc. Expense	721.00	1,466	668
51550	Misc. Administrative	5,541.35	5,228	5,590
51110	Auditing, Taxes, and Accounting	9,625.60	10,200	11,450
51090	Legal Fees	9,840.85	17,500	21,000
51092	Legal Fee Reimbursement	0.00	(1,936)	(5,146)
51120	Management Fee	65,976.36	68,615	70,197
51125	Management Schedule B	11,910.90	10,683	11,748
51160 [51000]	Telephone & Related	3,832.71	3,973	3,971
	<b>Total</b>	<b>113,639.44</b>	<b>121,732</b>	<b>125,561</b>
51750 [71050]	<b>INSURANCE</b>	<b>220,919.91</b>	<b>225,593</b>	<b>238,345</b>

ACCOUNT	ACCOUNT	2024	2025	2026
NUMBER [Different Number Before 2023]	NAME	After Audit	Budget	Budget
	<b>PERSONNEL</b>			
51137	Management On-Site	103,391.00	108,354	111,279
52420 [61420]	Maintenance Payroll	111,982.78	114,825	121,888
52301 [61301]	Fed. FICA Tax	6,937.62	7,119	7,467
52308 [61308]	Fed. Medicare Tax	1,622.51	1,665	1,746
52302 [61302]	VA Unemployment Tax	16.00	50	48
52303 [61303]	Fed. Unemployment Tax	84.00	103	92
51770 [71070]	Group Insurance [Health]	32,269.44	28,619	37,129
52044 [61300]	Payroll Administration	10,189.25	10,542	10,855
65360 [61360]	Uniforms	218.63	450	500
52431 [61431]	Temporary Help	0.00	5,200	2,000
	<b>Total Personnel</b>	<b>266,711.23</b>	<b>276,927</b>	<b>293,004</b>
	<b>UTILITIES</b>			
62000 [71030]	Electricity	12,099.10	12,247	13,406
62120 [71010]	Water/Sewer	216,338.84	215,189	227,055
	<b>Total Utilities</b>	<b>228,437.94</b>	<b>227,436</b>	<b>240,461</b>
	<b>POOL COMPLEX</b>			
6000 [61150]	Pool Contract	59,500.00	61,285	64,189
60115 [61145]	Pool Repair and Maintenance	12,347.89	12,981	13,082
60176 [61156]	Pool Furniture	1,467.00	3,500	2,500
51268 [51258]	Pool Committee	3,174.00	2,500	3,200
	<b>Total Pool Complex</b>	<b>76,488.89</b>	<b>80,266</b>	<b>82,971</b>
	<b>LANDSCAPING</b>			
58000 [61180]	Landscaping Maintenance Contract	104,862.00	109,086	111,894
58172 [61188]	Tree Service [after 2018 -- work related to maintenance and reserve projects]	2,889.00	3,000	3,000

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2024 After Audit	2025 Budget	2026 Budget
61572	Special Projects/Improvements	3,208.94	4,000	3,000
58050 [61557]	Landscaping Non-Contract	20,982.73	25,000	18,000
58070 [61570]	Landscape Replacement [Damage from Contractor Negligence or Weather]	1,965.00	4,380	4,326
90103	<b>Grounds Reserve Account [for contributions to Account 25565 Reserve Use: Landscape]</b>			2,000
	<b>Total Landscaping</b>	<b>133,907.67</b>	<b>145,466</b>	<b>142,220</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
65310 [61310]	Exterior Painting	46,576.00	93,160	0
65284 [61284]	Carpentry	41,939.50	35,447	12,668
65200 [61200]	Property Repairs	13,475.25	28,687	26,365
65090 [61090]	Maintenance Supplies	4,395.43	6,231	5,796
65469 [61460]	Roof Repairs	0.00	36,891	18,950
65010 [61010]	Vehicle Expenses	489.68	610	597
65247 [61247]	Playground Equipment	1,767.82	3,858	3,402
51106	Professional Fees	21,009.50	14,482	15,321
	<b>Total Repairs &amp; Maintenance</b>	<b>129,653.18</b>	<b>219,366</b>	<b>83,099</b>
65370 [61370]	<b>DAMAGE CLAIMS</b>	<b>1,408.00</b>	<b>7,783</b>	<b>6,872</b>
	<b>SERVICES PROVIDED MAINLY BY CONTRACT</b>			
65240 [61240]	Exterminator	3,909.00	4,066	4,117
58582 [61581]	Snow Removal	26,022.00	10,258	11,636
65250 [61250]	Trash Removal	81,750.65	85,993	87,699
	<b>Total Contracts</b>	<b>111,681.65</b>	<b>100,317</b>	<b>103,452</b>
51400 [50400]	<b>CREDIT LOSS – RECEIVABLE (BAD DEBTS EXPENSE)</b>	<b>1,501.00</b>	<b>200</b>	<b>1,501</b>

ACCOUNT NUMBER [Different Number Before 2023]	ACCOUNT NAME	2024 After Audit	2025 Budget	2026 Budget
51401 [50401]	UNPAID ASSESSMENTS		1,969	Deleted Budget Account
	<b>INCOME TAX ACCOUNTS</b>			
51140 [71140]	Income Taxes	26,716.00	17,574	24,695
95000	Provision for Income Taxes			
	<b>TOTAL EXPENSES</b>	<b>1,311,064.91</b>	<b>1,424,629</b>	<b>1,342,728</b>
	<b>RESERVE CONTRIBUTIONS</b>			
	<b>Replacement</b>			
90000	Replacement Reserve [Contributions from Dues Income]	662,000.04	655,576	784,805
90005	Replacement Reserve Interest	85,239.98	66,113	88,727
90062	Cable Marketing Reserves [Funds amortization payments that are to be posted yearly to replacement reserves]	5,280.00	4,171	4,171
90061	<b>Transfer Reserves Contingency</b>	14,000.04	10,000	20,000
	<b>Total Reserve Contributions</b>	<b>766,520.06</b>	<b>735,860</b>	<b>897,703</b>
	<b>GRAND TOTAL EXPENSES</b>	<b>2,077,584.97</b>	<b>2,160,489</b>	<b>2,240,431</b>
	<b>BALANCE OF INCOME AND USES OF INCOME (- DEFICIT)</b>	<b>(48,218.26)</b>	<b>0</b>	<b>0</b>

## PROPOSED FEE SCHEDULE

The fee schedule in the table below is derived by taking the revenue to be raised from assessment income alone in 2026 (\$2,120,516), multiplying it by the ownership percentage of each model, dividing by 12, and rounding to the nearest dollar. Due to rounding, the percentage annual changes in assessments experienced by the individual unit types may differ slightly from the yearly overall average percentage change (2.6% in 2026), but the differences are random and will not accumulate:

<b>Unit Type</b>	<b>%</b>	<b>2026</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>
Arlington	.00379	\$670	\$653	\$604	\$588
Barcroft (I)	.00243	\$429	\$418	\$387	\$377
Barcroft (E)	.00250	\$442	\$430	\$399	\$388
Braddock (I)	.00195	\$345	\$336	\$311	\$302
Braddock (E)	.00202	\$357	\$348	\$322	\$313
Clarendon (I)	.00297	\$525	\$511	\$474	\$460
Clarendon (E)	.00304	\$537	\$523	\$485	\$471
Dominion	.00351	\$620	\$604	\$560	\$544
Edgewood (I)	.00263	\$465	\$453	\$419	\$408
Edgewood (E)	.00270	\$477	\$465	\$430	\$419

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