



The Glen Echo

Newsletter of Fairlington Glen

January 2026

Thoughts for 2026 - Time to Volunteer

Welcome to 2026! What better time to wipe the slate clean and start fresh again for the new year.

Changing how you see each day can certainly make a big difference in your life. Changing how you see your community can definitely help to make Fairlington Glen an even better place to live, not only in 2026 but also in the years that follow.

Remember, when you purchased your home or became a renter in the Glen, you chose to live in a condominium association, which is often referred to as a common interest development. Individual units are privately-owned within a community of other units. There are shared or common area spaces, amenities, and more. But there's just one thing that is often overlooked by most residents, and that is that it takes participation by all co-owners and residents as volunteers to run the association.

The need for volunteers is greater now than ever. Many long-term residents have already given of their time over the years. It's important that we grow new volunteers to keep the Glen moving forward.

All co-owners and residents should consider these thoughts for 2026:

1. Consider becoming a Glen volunteer as new volunteers are always needed.
2. Be responsible for adhering to the rules and be a good neighbor to all.
3. Share your ideas, perspectives, and concerns, and let's work together to build an even better community.
4. Participate in the recreational, social, and cultural activities of the Glen.
5. Attend monthly Board meetings and take time to review important information about the Glen.
6. Welcome new residents and make all co-owners and renters feel a part of this community.
7. Recommend our neighborhood to others who are looking for a great place to call home.

You can make a difference, so please be a part of the solution. Your community needs you now more than ever.

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.

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 cancelled its monthly meeting on Tuesday, December 9, 2025. As a result, these are some of the highlights from their last meeting on November 11, 2025.

APPROVED

Moved to approve the budgeted staff holiday bonuses (two weeks of 2025 salary to be paid in December 2025), existing cell phone allowances, and our budgeted salary increases of 2.7% for each employee.

Moved to approve asking Cardinal Management to approve our budgeted 2.7% increase in the base salary and benefits paid to our Onsite Manager Amy Steliga for 2026.

Moved to approve the renewal of the CareFirst Blue Cross Blue Shield healthcare package for our two on-site staff members in the amount of \$36,630.96. The Treasurer explained the cost was \$498.04 below our 2026 budget and that benefits remain unchanged.

Moved to ratify the earlier unanimous email vote to approve a contract with Culbertson Company for entry stair replacement at 3543 A&B S. Stafford Street (Court 2) at a base cost of \$11,992.

Moved to ratify the earlier unanimous vote to approve a contract with ProPave in the amount of \$86,435 for Court 8 parking lot replacement.

Moved to ratify the earlier unanimous email vote to approve a three-year contract with Shenandoah Landscape Services in the amount of \$110,000.04 for 2026 and a max of 4% increase for 2027 and 2028.

Moved to ratify the earlier unanimous email vote to approve the snow removal contract with Shenandoah Landscape Services for the 2025-26 season.

Motion to ratify the acceptance of counsel's recommendation as regarding action in their account number Rees Broome 654758.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, January 13, 2026, at 6:30pm. Details to access the virtual meeting will be announced closer to the date.

IMPORTANT HOLIDAY REMINDERS FOR JANUARY

Cardinal Management and the Glen's onsite manager and onsite staff will be off on Thursday, January 1. Regular office hours will resume on Friday, January 2.

Additionally, Cardinal Management and the Glen's onsite manager and on-site staff will be off on Monday, January 19. Regular office hours will resume on Tuesday, January 20.



REMINDER - there will be no trash service on New Year's Day. Trash collection will resume on Friday, January 2.

Glen Elects New Board for 2026

At Fairlington Glen's Annual Meeting on Thursday, November 6, 2025, a quorum (31% of the voting interest) was reached and the election results were announced.

Charlie Robbins was elected to the Board of Directors for a term of three years by a vote of 30% of the voting interest (97% of the votes cast).

In addition, the 2026 budget was approved by a vote of 26% of the voting interest (86% of the votes cast) and the minutes of the 2024 Annual Meeting were approved by a vote of 31% of the voting interest (100% of the votes cast).

Congratulations to the four gift card winners of the Annual Meeting giveaway sponsored by Cardinal Management Group, LLC. Mary Bley, Ray Alexander, Gretchen Koeritzer, and Alan Bow, Jr. each received \$25 Visa gift cards.

Because no candidate declared for the final opening on the Board, the Board has appointed Dianne Altuna to the Board for 2026, and she will serve as Secretary. Her seat will be up for election in November 2026. More about Diane on page 6.

The Board's officers for 2026 are:



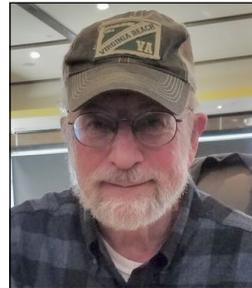
Charlie Robbins



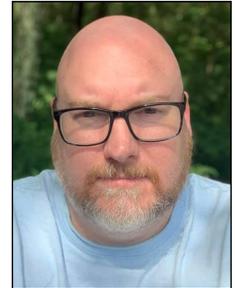
Jeremy Wiedemann



Dianne Altuna



Maynard Dixon



TJ Doyle

Charlie Robbins, President / 703-907-9842 / cbrobbins63@gmail.com

Jeremy Wiedemann, Vice President / 323-434-3260 / jmwiedemann.fairlington.glen@gmail.com

Dianne Altuna, Secretary / dianne.altuna@gmail.com

Maynard Dixon, Treasurer / 703-909-4562 / maynarddixonjr@gmail.com

TJ Doyle, At-Large Member / 202-306-5291 / tj.doyle.fairlington.glen@gmail.com

Schedule of Monthly Fees for 2026

<u>UNIT TYPE</u>	<u>% OWNERSHIP</u>	<u>2026 MONTHLY FEE</u>
Arlington	.00379	\$670
Barcroft (I)	.00243	\$429
Barcroft (E)	.00250	\$442
Braddock (I)	.00195	\$345
Braddock (E)	.00202	\$357
Clarendon (I)	.00297	\$525
Clarendon (E)	.00304	\$537
Dominion	.00351	\$620
Edgewood (I)	.00263	\$465
Edgewood (E)	.00270	\$477

(I = inside unit / E = end unit)

How to Pay Your Monthly Fee

Cardinal Management has sent out the 2026 payment coupon books to co-owners who are not signed up for direct debit of their accounts. If you did not receive your coupon booklet, please contact Cardinal at 703-569-5797. Co-owners who choose this method simply mail their coupon & check to Cardinal each month.

Co-owners can also choose to authorize Cardinal to directly debit their bank accounts for the payment of monthly fees by filling out the form on page 5 of this newsletter and mailing it to Cardinal at the address noted on the form with a voided check. This free automatic debit seems to be the easiest method for most in the Glen. As noted on the form, the direct debit authorization will remain in effect, and will be adjusted automatically by Cardinal each year to reflect changed fee levels, until you provide written notification of its termination.

Some co-owners may have automatic bill arrangements with their banks (without directly debiting their account by Cardinal). In this case, you should update these arrangements with your bank to reflect the new fee levels.

Cardinal also allows you to pay each month online through their website, although there are service charges involved with each transaction. For more information, please go to <http://www.cardinalmanagementgroup.com/make-payments>.

AGREEMENT FOR PRE-AUTHORIZED PAYMENTS

Association/Community Name _____

Unit Address _____

I, the owner of the unit address above, authorize Cardinal Management Group, Inc., on behalf of the Association, to initiate debit entries in the amount of my Association assessment from the account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name _____

Routing No. _____ Account No. _____

This authority is to remain in full force and effect until the Association and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Association and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first and tenth of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$75.00 administrative fee. **A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.**

IMPORTANT NOTE: VERIFICATION OF ENROLLMENT INTO THE DIRECT DEBIT PROGRAM WILL BE SENT VIA EMAIL. PLEASE BE SURE TO INCLUDE YOUR EMAIL ADDRESS BELOW.

Name(s) _____

Email Address (where verification will be sent) _____

Date _____ Signed (Owner) _____

*Please return this form **with a voided check** to:*

Cardinal Management Group, LLC, 4330 Prince William Parkway, Suite 201 Woodbridge, VA 22192.

I prefer to receive my notification by mail. Please mail my notification to:

Mailing Address _____

City/State/Zip _____

Meet our Newest Board Member

You may recall, in the Glen election last November there was only one declared candidate running for the Board. Yet there were two open seats. Because nobody ran for the second opening, the Board appointed a co-owner to fulfill that position until the next election in November 2026.



Court 13's Dianne Altuna joins the Board as secretary for 2026.

Dianne Altuna (Court 13) was officially appointed to the Board thru a unanimous email vote, which will be officially ratified at the Board's monthly meeting on January 13. She is fulfilling the last year of Seth Theuerkauf's three-year term. Seth chose to step aside from the Board after completing two of the three years.

Dianne said that she and her husband Patricio purchased their unit in June 2018. Their son lived in the unit until a sewer flood forced a renovation. Dianne and her husband then moved from Dallas into their Barcroft unit in the Glen while their son and daughter-in-law moved to a unit in the Arbor.

"In a previous life, I was a speech pathologist with a focus on children with a cleft lip and/or palate. I have participated in multiple surgical medical missions, taught at the university level, and been the executive

director of a nonprofit," she said.

She and her husband have been married for 38 years, including 18 months traveling the U.S. in a small RV visiting all of the National Parks in the contiguous U.S.

In addition to serving on the Board, Dianne is chair of the Court Representatives Group (CRG). Under her leadership, the CRG will meet as a group every three months to address court rep concerns and allow for court reps to share their successes with the community.

Regular emails are sent to the court reps to keep them up to date on Board activities and projects.

Court reps can be co-owners or renters. Serving as a court rep is a great opportunity to meet others in the Glen. There are vacancies on the CRG. Those interested should contact Dianne.

The next CRG meeting is scheduled for Wednesday, January 21 at 3536 S. Stafford Street, #A-1 (Court 13). Enjoy social time from 6:30 to 7:00pm followed by the CRG meeting at 7:00pm.

Your Chance to Recycle Live Trees & Wreaths

Capitol Services of Virginia, our trash and recycling contractor, will offer only two additional days this month to collect/recycle live Christmas trees and wreaths - your ONLY chances to dispose of your live tree and/or wreath for recycling purposes.

Please remove all lights, decorations, tinsel, and the tree stand. Do not place your tree or wreath in a plastic bag. Take your tree and/or wreath to the curb near the entrance to your court where recycling is normally collected. Pickups will take place on the following two mornings:



Tuesday, January 6 / Thursday, January 8

If you choose not to recycle your live Christmas tree and/or wreath, you may put these items out with your regular household trash. In this case, trees and wreaths will be burned.

Arlington Offers Free Monthly Paper Shredding

As many know, Arlington County offers free monthly paper shredding at its Earth Products Yard at the Trade Center, 4300 29th Street S., from 8:00am to noon on the first Saturday of the month (barring holiday weekends or cancellations).

Please note the following to help streamline the process for all:

1. Follow the limit of two boxes (no larger than 18 in. x 11 in. x 10 in.) or two paper bags per customer.
2. Remember, this is for Arlington County residents only. Businesses are not allowed.
3. Keep in mind that residents are no longer able to view the shredding process and give tacit approval by entering the drive thru routing.

The next event is Saturday, January 3 from 8:00am to noon. For more details, call 703-228-5000.

Commenting on a draft of this article, the Glen's Treasurer noted that the Fed Ex Office store across the road from the nearby Olive Garden restaurant on Route 7 does what he considers fast and secure shredding at reasonable rates.

A Last Look at Christmas in Fairlington

Before all of the holiday decorations are taken down and put away for another year, Fairlington Glen's Mary Bley snapped some pics of many festive outdoor scenes.



Resolve to Share New Ideas in 2026

Happy New Year! It's a new month and the start of 2026. Some will resolve to lose weight, stop smoking, and exercise more this year, and all of those are worthy resolutions. But let's add a simple one to the mix - bring your new ideas to our Board's attention.

As a Glen resident, whether you are a co-owner or a renter, you are a member of a condominium association. Maybe you're not a Glen volunteer (yet), but you have some ideas for how to make our neighborhood even better. Then please share. Changing how you see your community can definitely help to make Fairlington Glen an even better place to live this year and in the years to come.

Presenting a good idea, whether to a board or to a boss or to anyone else in position to approve it, isn't about them or you. It's about the idea.

A good idea needs a spokesperson, and if you've come up with the idea then that spokesperson is you. If you can imagine the concept and how it will benefit the community, then paint that picture during your presentation. Or, if you can count the ways it will profit the Glen, tally it up and explain how the numbers will help.

Here's an example from 16 years ago. A new co-owner in one of the Glen's B Buildings approached the Board with an idea to replace the B Building mailboxes. At that time, the existing mailboxes were quite small and very old. The Board loved the idea, but asked the resident to research it more and come back with examples and ballpark costs. They later green-lighted the idea and gave the resident permission to seek bids from three contractors to present to the Board. That new resident with a new idea ended up chairing a committee of B Building residents who helped the plan grow from an idea to conception to completion.

You have a voice too, and your community may benefit from your ideas. So why not contact a member of the Glen Board and ask to voice your idea at the next Board meeting. There are no such things as bad ideas. You never know, if you give your idea wings and a voice it may soon fly!



Why the Glen Needs Professional Management



There's a lot more to managing a community association effectively than you may actually realize. It's not just property management; it's also about governance - enforcing rules, conducting elections, and more.

Your home and your ownership interest in the common area elements of the Glen represents a huge asset - possibly your largest asset. Doesn't it make sense to have a knowledgeable, trained professional community association manager watching out for your interests? Of course it does. Consider all that professional managers have to offer:

- Professional managers must be aware of many laws and regulations - real estate, corporate, and labor laws; federal laws and state statutes and government regulations.
- Professional managers must have a working knowledge of finances, accounting, budget preparation, taxes, and insurance.
- Professional managers must have strong personnel management skills that include hiring and supervising contractors and staff.
- Professional managers must work and communicate effectively with residents, resolve disputes, and facilitate communications.
- Professional managers must have a keen understanding of property maintenance that includes landscaping repairs & replacements, facilities upkeep, and mechanical maintenance.
- Professional managers coach and mentor the Board members who govern the association. They help conduct meetings, supervise elections, and ensure compliance with governing documents. Governance is one key area where property management and community management differ.



Crystal Williams

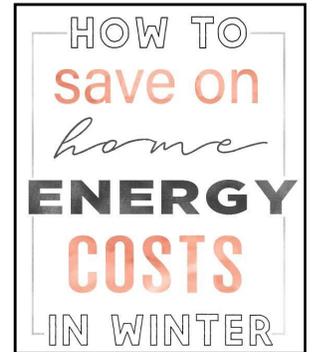
The Glen is proud to have a solid working relationship with Cardinal Management Group, LLC, which employs both our Account Manager Crystal Williams and our Onsite Manager Amy Steliga.



Amy Steliga

Tips to Save Energy During Winter

We spend a lot of money to keep our homes warm and comfortable throughout the winter. Here are some tips to save energy (and cash) when it's cold outside.



Find and seal drafts - Prevent cold air from entering and warm air from exiting your home by finding and sealing any drafts around doors and windows. If you've tried this before, but still aren't satisfied, then it may be time to invest in new windows.

Consider a smart/programmable thermostat - This device allows you to set specific temperatures for your heat for different times of the day. Lowering the temperature when you're not home or during the night when you're sleeping can lead to savings.

Dress warmly - What's the ideal indoor temp during the winter? It varies based on the individuals, but 68 is considered the optimal temperature. Instead, set your thermostat to 67 or 66 and add a layer of clothing and/or another blanket on the bed. Every degree lowered can lower your monthly bill by approximately 3%.

Maintain your heating system - If you're not doing so already, sign up for a maintenance plan with an HVAC contractor. Regular service of your heating system (and cooling system in the summer) helps it to run efficiently. Replace filters as needed. If your system is not running efficiently, then you are likely paying more each month to heat your home. Also, keep your air vents clear of furniture and appliances so your furnace can circulate air more efficiently.

Reduce hot water temp - Set your water heater to the "normal" setting or 120-degrees Fahrenheit.

Use energy-efficient space heaters - Energy-efficient models use less energy and still provide warmth.

Appliance reminders - Do only full loads when using your dishwasher and washing machine. Use cold water as often as possible. Clean your clothes dryer's lint trap after each use.

Eat at home more often - Using your oven to cook and bake meals adds warmth to your home. But please, never use your oven as a primary source of heat.

Let the sun shine in - Open your curtains or blinds to let sunlight in during the day. But close them at night to help keep the cold air out.

Emergency Mental Health Services Available



Arlington County has a rapid response mental health unit called the Mobile Outreach Support Team (MOST), which anyone living, working or visiting Arlington experiencing a mental health emergency is eligible to call for services.

The 24-hour emergency line is 703-228-5160.

The emergency services unit provides immediate assistance to individuals experiencing a health crisis such as: thoughts of suicide, threatening behaviors, hallucinations or delusional thinking, substance abuse, property destruction, extreme social isolation, loss of coping skills, dangerous decision making, or aggression/self harm.

The goals of the rapid response mental health unit are to:

- Prevent the crisis from worsening.
- Relieve immediate distress.
- Prevent individuals from harming themselves and/or others.

Services include assessment, crisis intervention and stabilization, short-term counseling, and critical stress management for individuals and families.

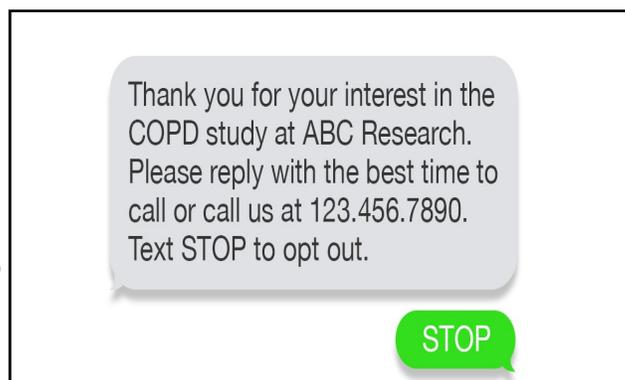
The MOST program is coordinated by the Department of Human Services, in partnership with the Arlington County Police Department, Arlington County Fire Department, and the Emergency Communications Center, which operates the County's 9-1-1 call center.

For more information, please visit <https://www.arlingtonva.us/mental-health>.

New State Law Goes into Effect January 1

The Virginia Telephone Privacy Protection Act permits anyone receiving a telephone solicitation via text message to stop unwanted messages by replying with the word "UNSUBSCRIBE" or "STOP."

This bill requires a telephone solicitor to stop sending messages and honor the request for at least 10 years.



Important Info

Please Save for Stormy Weather

Arlington County Closings and Cancellations

Public Schools Emergency Announcements - 866-322-4APS (4277)
Recreation Classes / Sports (Fields & Leagues) - 703-228-4715

State Roads

VDOT - 511 or 1-800-367-7623

Or complete an online work request at www.virginiadot.org/travel/citizen.asp

Metrobus/Metrorail

WMATA Travel Information - 202-637-7000

Local Transit Updates

Arlington Transit (ART) - 703-228-RIDE (7433)

Or visit www.arlingtontransit.com

Downed Power Lines

Dominion Energy - 888-667-3000

Downed Trees

Hazardous trees and branches blocking Arlington County streets -
703-558-2222

Trees or branches near or on power lines call Dominion Energy -
888-667-3000

(Fallen trees on private property that aren't on power lines are the property owner's responsibility)

Fairlington Glen Contact List (January 2026)

BOARD OF DIRECTORS

President	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
Vice President	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
Treasurer	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixonjr@gmail.com
Secretary	Dianne Altuna	3536 S. Stafford, #A1		dianne.altuna@gmail.com
At Large	TJ Doyle	4134 S. 36th	202-306-5291	tj.doyle.fairlington.glen@gmail.com

COURT REPRESENTATIVES GROUP (CRG) / Chair Dianne Altuna - dianne.altuna@gmail.com

1 (27 units)	VOLUNTEER NEEDED			
2 (26)	Thora Stanwood	3551 S. Stafford, #A1		thorastanwood@gmail.com
3 (27)	Tina Collier	3581 S. Stafford, #A1	864-325-9004	tinagirl51@yahoo.com
4 (23)	Elizabeth Dreazen	4133 S. 36th	847-208-0198	edreazen@aol.com
5 (17)	VOLUNTEER NEEDED			
6 (24)	Jeremy Wiedemann	4172 S. 36th	323-434-3260	jmwiedemann.fairlington.glen@gmail.com
7 (16)	Michael Wells	4208 S. 36th	571-429-1018	mike_8453@yahoo.com
8 (16)	Chris Bell	3617 S. Taylor	850-723-5814	bellcrt@yahoo.com
9 (22)	Roxanne Sykes	3513 S. Utah	703-567-4865	roxannesykes@comcast.net
10 (25)	Carol Goodloe	4343 S. 36th	703-232-5142	cagoodloe@comcast.net
11 (22)	VOLUNTEER NEEDED			
12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	lori.derkay@outlook.com
13 (23)	Charlie Robbins	3534 S. Stafford	703-907-9842	cbrobbins63@gmail.com
14 (14)	Ellen McDermott	4206 S. 35th	703-575-7864	ellenmcdermott@yahoo.com
15 (36)	Mike Hahn	4270 S. 35th	703-578-3138	mhahn10262@cs.com
16 (12)	Maynard Dixon	4316 S. 35th	703-909-4562	maynarddixonjr@gmail.com

COORDINATORS and COMMITTEE CHAIRS

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

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.).

January 2026

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

February 2026

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