



The Glen Echo

Newsletter of Fairlington Glen

February 2026

Weather Reminds Us How Great Thou Art

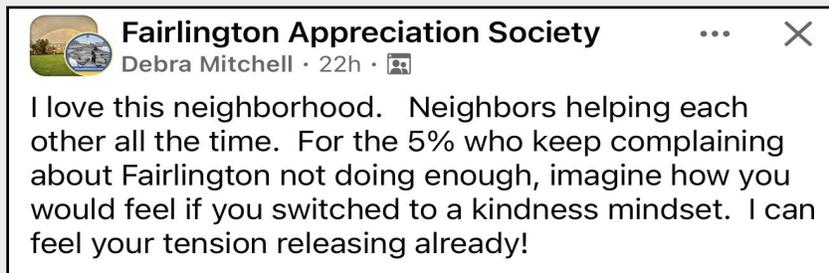
At the January 13 monthly Board meeting, Board President Charlie Robbins reminded the community that we may still expect hazardous weather thru the remainder of the winter. And boy was he right.

The last week of January proved to be a challenge for all of us. Snow, sleet, ice, and sub-freezing temperatures made it feel like one of our worst winter stretches of all time. But here's where I'll turn this awful negative into a wonderful positive. It takes times like these to remind ourselves of the great community that we live in and the great neighbors that surround us.

If you push past the negativity of social media and even take a timeout from the angriness of the world around us, then you'll realize more people are good...and some are even great. And we're fortunate in Fairlington to be living next to many of those great folks.

During and after the storm, some offered the snow removal folks drinks and snacks. Others offered their help to those who needed assistance digging their car out or making a run to a local store or pharmacy. Some checked in on elderly neighbors while others baked homemade treats to share in their courtyard. There was even a hot chocolate stand set up in the Mews.

I don't know Debra Mitchell or whether she's a Glen resident, but to me her post on Facebook said it all:



Bravo Fairlington!

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 held their monthly meeting on Tuesday, January 13, 2026. Here are some of the highlights.

APPROVED

Moved to ratify the earlier unanimous email vote to approve the appointment of Dianne Altuna to the Board. She will serve as secretary, and her term shall be through the next election in November 2026.

Moved to ratify the earlier unanimous email vote to approve a renewal contract with Capitol Services, Inc., our trash and recycling contractor, in the amount of \$86,703 for one year beginning December 1, 2025.

Moved to ratify the earlier unanimous email vote to approve a one-year contract with Covenant Pest Control in the amount of \$2,700 for common area pest control service.

Moved to ratify the earlier unanimous email vote to approve contracts with (1) Kolas Contracting, Inc. in the amount of \$22,630 for carpentry repairs in Courts 1-4 and; (2) Ploutis Contracting in the amount of \$34,075 for carpentry repairs and column replacements in Courts 13-16.

Moved to ratify the earlier unanimous email vote to approve a \$1,000 year-end (2025) bonus for our On-site Manager.

Moved to ratify the earlier unanimous email vote to cancel the December 9, 2025 monthly board meeting.

Moved to ratify the earlier unanimous email vote to approve the Court 4 holiday decorating request.

NOTES

E-Charging Committee Chair Mike Schneider reported that the process is underway and progressing nicely. We are waiting on permits from Arlington County. If all goes well, the two charging stations could be operational by April.

The Onsite Manager reported that she has spoken with the Fence Replacement Project Manager, who has spoken to vendors that will be bidding. There will be walk-throughs of the property with each of the vendors, and then we may have bids in hand by the next Board meeting in February.

NEXT MEETING

The next monthly Board meeting is scheduled on Tuesday, February 10, 2026, at 6:30pm. Details to access the virtual meeting will be announced closer to the date.



PRESIDENT'S DAY - MONDAY, FEBRUARY 16

Just a reminder - Cardinal Management Group and the Glen's onsite manager and onsite staff will be off. Regular office hours will resume on Tuesday, February 17.

However, there will be NORMAL trash service!

2026 Monthly Board Meeting Schedule

Monthly Board meetings are held on the second Tuesday of each month at the Fairlington Community Center (unless otherwise approved by the Board). However, since the pandemic all meetings have been held online via Zoom and will continue until further notice.

Board meetings must adhere to a tight schedule because our management company charges extra for meetings lasting longer than two hours. All monthly Board meetings will begin at 6:30pm. Log-in information will be emailed, with the meeting agenda, ahead of the meeting date. The 2026 monthly meeting schedule is as follows:

January 13	May 12	September 8
February 10	June 9	October 13
March 10	July 14	November 10
April 14	August 11	December 8

What We Get for Our Dues

When residents take time to consider what they get in return for their monthly assessments, they usually think first of highly-visible services such as landscaping, six-day per week trash collection, and providing information to assist in re-financing and insurance applications.

But most of the Glen's revenue is spent for things that are under the radar. Examples include the water bill, insurance on the Glen's structures (including residences), accounting & tax preparation services, and maintenance of the Glen's common physical plant. Maintenance of the physical plant is especially important because our commonly maintained physical plant is extensive, including all of the painting of exteriors, wood trim, patio fences, and even the sewer laterals & pipes under the floor.

To avoid borrowing or special assessments to fund replacements, the Glen must maintain adequate reserves to provide for replacements when assets reach the end of their useful lives. Fortunately, by adequately planning the replacement of physical assets on a batch basis, the Glen can benefit from costing and market power economies, which means we can get the work done far less expensively than residents could do it themselves.



Welcome to our New Volunteers

For many months, the Court Representatives Group (CRG), has had three vacancies and no volunteers coming forward to fill those roles. Until now...



Victoria Hanbury has volunteered to be the new CRG rep in Court 5. Dianne Altuna, already heading the CRG, has stepped forward to replace Board President Charlie Robbins as the CRG rep in Court 13. And finally, Patrick Daisy joins the CRG as the Court 11 rep. Our thanks to each of these new volunteers!

You'll find contact information for all three on our updated contact list later in this newsletter and also posted on the Glen's website.

Don't Miss the Latest Glen News



At the Board's January 13 monthly meeting, At-Large Member TJ Doyle reminded residents to check the Glen's website often for news updates and to check their junk email folders to make sure they're getting email notifications regarding Glen news.

The Glen does not take advantage of its residents by sending multiple daily emails. However, in times of emergency, such as the snow/ice of the last week of January, it's important to share timely news and info like snow removal updates and the cancellation of trash service.

Daylight Saving Time Returns Next Month

Get ready to change clocks again on Sunday, March 8 2026, when we officially return to Daylight Saving Time. That means at 2:00am please set your clocks forward one hour - or change your clocks before you go to bed on Saturday night. You'll lose an hour of sleep that night, but gain daylight in the afternoon. Plus, this is always a great time to remind you to change the batteries in your smoke detector.



Daylight Saving Time in the United States begins on the second Sunday of March and continues until the first Sunday of November.

Wintry Scenes Thanks to a Storm Named Fern



Glen's Onsite Staff Duties

Crystal Williams and Amy Steliga, the Glen's account manager and onsite manager respectively with Cardinal Management Group, LLC, often get questions from Glen co-owners and residents regarding the duties of the Glen's two employees, Nelson Ordoñez and María Castro. This article will outline some of their day-to-day tasks.

Onsite staff hours are Monday thru Friday from 6:30am to 3:00pm, with 30 minutes for lunch. Sometimes after-hours emergency duty is necessary. Each employee is experienced in general maintenance including carpentry, electrical, plumbing, drywall, painting, general brickwork, and roofing. They are supervised by the onsite manager, but they are not employees of Cardinal Management. Rather, each is employed by the Glen.



The Glen is fortunate to have two long-time, dedicated onsite staffers, Nelson & María.

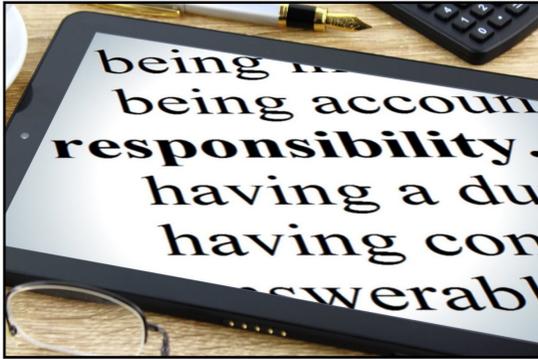
General duties include:

- Preventative maintenance - gutter cleaning, lateral cleanouts of sewer lines as needed, painting of the 16 court driveways every two years, cleaning & upkeep of the B Building common area hallways, and cleaning & upkeep of the common area grounds, including trash removal.
- Routine/call-in maintenance - repair & maintain carriage lights in all 16 courts, repairing/replacing of wood fences, repairing/replacing of exterior wood surfaces/gutters, repairing/replacing shutters, and removing snow (including placing ice melt/sand as needed) on courtyard sidewalks, Arlington County sidewalks, and sidewalks around the pool.
- Inspect the property continuously and report to the Board of Directors on possible problems that need to be addressed proactively. Advise the Board when outside contractors may be needed.
- Respond quickly to residents' requests/complaints regarding maintenance. Communicate with the management agents as needed.
- Be available for after-hours emergencies such as snowstorms and sewer line backups.

The following areas are contracted out and not handled by Nelson & María: swimming pool facility, household trash removal, cycled exterior painting, landscaping, sidewalk repairs, long-term repairs (roofs, parking lots, tennis courts, etc.), snow removal & sanding of the court parking lots, and sewer replacement.

If you haven't done so recently, stop Nelson & Maria the next time you see them and say THANKS for a job well done.

Board Responsibility is Taken Seriously



Our community is more than just a neighborhood. In many ways, it's a lot like a business. Collectively, our regular monthly assessments amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. And our neighbors who have volunteered and been elected to serve on the Board are responsible for making

critical decisions, on behalf of all co-owners and residents, about managing the community and our money.

The Board also develops long-range plans about the parts of the community that are shared property, such as when the parking lots need to be replaced and/or repaved, when the roofs and front stoops need to be replaced, and when to replace our fences. The Board must set aside and build adequate reserve funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown.

The Board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. For example, Board members decide who will do the best job of managing the pool each summer at the best price. They also decide what company is the most reliable to hire to mow the grass and maintain our common area landscape.

The Board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional account manager and onsite manager, the Board is ultimately responsible for overseeing association operations.

Be sure to communicate with the Board regularly, observe Board meetings (the second Tuesday of every month at 6:30pm), and attend Annual Meetings to elect responsible Board members and to participate in the conversations about significant community issues.

Better yet, consider running for the Board at the next election in the fall.

If you have any questions or concerns, please feel free to reach out to any of our Board members.

To Our Renters, Welcome to the Glen

If you are renting a home in the Glen, you are part of our community association. Welcome!

Sometimes we cannot reach you to announce a meeting or share news, especially if you are leasing from an out-of-state co-owner OR if you are not connected to our various communication channels. If this is you, please alert your Court Rep for information on getting connected in the Glen.

If your landlord hasn't already done so, here are a few tips to make living in our wonderful community enjoyable and stress-free:

- All residents, both co-owners and renters, must comply with association rules and regulations. These reasonable rules protect property values, preserve the nature of our community, and make life more enjoyable for everyone. We encourage you to check out the Glen's By-Laws, Handbook, and other documents that are found on our website at <https://www.fairlingtonglen.com>.
- Renters are entitled to all of the privileges of association membership except voting and serving on the Board.
- You don't have to be a co-owner in the Glen to have an interest in this great community. You can certainly volunteer for a committee or any other type of service to the association. Volunteers are always needed. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

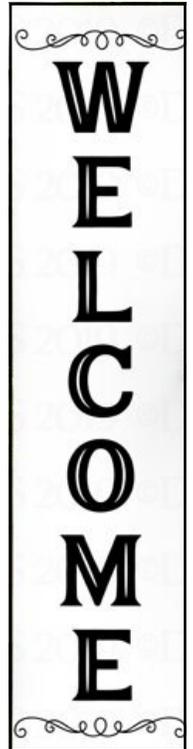
We want you to enjoy your experience in Fairlington Glen - perhaps enough to become a co-owner someday soon. If you have any questions, please contact your Court Rep or any Board member.

2026 Welcome Packets Now Available

Attention all new residents - both co-owners and renters. The Glen's 2026 "Welcome Packets" are now available on the public portion of our website, www.fairlingtonglen.com. First click on the "residents" tab and then look for the packets under "documents."

These packets have information that ranges from a calendar of events to parking and from trash & recycling to water usage.

Download yours today and welcome to the Glen!



Valuable Resale, Refinance & Payment Info Available



Cardinal Management Group, our property management company, and the Fairlington Glen Board of Directors have put together some valuable information to better assist you when selling or refinancing your home. Also, if you just purchased and want to know how to make monthly association dues payments or if you're an existing co-owner who wants to change your method of payment each month, then there's a link for help.

You may want to save this page as a reference. Following these directions will save

you a great deal of time versus calling Cardinal and/or emailing the account manager and onsite manager.

SELLING & NEED TO ORDER DOCUMENTS - If you are selling your unit, Virginia law requires you to provide resale disclosure documents to potential purchasers. Either you or your realtor will need to order these documents from our property management company. Resale documents can be ordered by clicking this link: <https://cardinalmanagementgroup.condocerts.com/resale/>.

REFINANCING - If your lender requires documents from the association, please provide them with this link: <https://cardinalmanagementgroup.condocerts.com/resale/>.

If you are refinancing and need a copy of your statement or proof of how much you pay to provide to your lender, email: accounting@cardinalmanagementgroup.com. In the email subject line, please put "Fairlington Glen- (your unit's address)." Your email should state that you are refinancing your home and asking for a copy of your statement showing how much you pay in association assessments.

LOOKING FOR PAYMENT INFORMATION? - If you are a new co-owner in Fairlington Glen and wish to set up your monthly payment method OR if you wish to change your existing method of paying your monthly association dues, please follow this link: <https://www.cardinalmanagementgroup.com/make-payments>.

You are also encouraged to check out the January 2026 edition of this newsletter, which is found on our website at <https://www.fairlingtonlen.org>. On pages 4 & 5 you'll find a schedule of monthly fees for 2026, an article on how to pay those fees, and an agreement for pre-authorized payments form.

Tips to Stop the Dominion Mail



If you've been receiving letters in the mail asking you to consider purchasing exterior water service line coverage or exterior sewer/septic line

coverage from HomeServe, then you're not alone. Because these are items in which co-owners are not responsible for, you may wish to put an end to the ongoing mail solicitations.

Dominion Energy partners with HomeServe, and you will need to contact HomeServe in order to opt out:

1. Call HomeServe at 1-866-645-9811.
2. You may have to fight through the robo agent a few times by saying, "agent, opt out."
3. Once you get a live person, tell them that you wish to opt out of any further solicitations.
4. The agent will take your info, and after 4-6 weeks you should be free of further letters.

Visibility Improved at Busy Intersection

Arlington County has recently completed its review of the busy King Street/S. Taylor Street intersection, which is both an entrance and exit to Fairlington, by concluding that visibility needed improvement.

As a result, "No Parking" signs have been installed on the south side of S. Taylor Street east of King Street. Previously, cars parked in that area caused dangerous visibility issues for drivers and pedestrians.



We acknowledge that street parking in Fairlington is difficult already and that losing spaces causes issues. But this change didn't take away but a few spaces, and the result is better for drivers and walkers at an intersection that needs all of the safety improvements it can handle.

Coming to Bradlee This Spring



Look for a new tenant at the Bradlee Shopping Center this spring as plans for a new sandwich and wine shop have been announced.

Chord Bread & Bottle is planning to be open by the end of April after interior renovations are complete at the former location of Unwined at 3690-J King Street.

A note on the front door of the business says, "We're excited to become your new local spot for everyday provisions, thoughtful sandwiches

made with good bread and honest ingredients, and a curated selection of wines to enjoy any day of the week."

Stay Warm, but Please Stay Safe

As we continue with this cold, windy winter, residents are turning up the heat in their homes or using alternatives such as space heaters. According to the National Fire Protection Association (NFPA), space heaters account for one third of all home fires and 80% of home heating fire deaths. So if you're using a space heater, you'll want to make note of the following safety tips:



1. Plug your space heater directly into the wall outlet.
2. Buy a unit with an automatic shut-off in case the unit tips over, or you forget to switch it off.
3. Keep space heaters at a safe distance (at least three feet) from kids, pets, and flammable items.
4. Always follow the directions. Take broken space heaters to a qualified appliance service center for repairs or replace it with a new one.

When using a space heater, never leave it unattended and always unplug it before leaving the house or going to bed. To avoid tripping hazards, do not operate space heaters with extension cords. Avoid placing your space heater near curtains, clothing, furniture, or bedding. Don't put your space heater in your bathroom as the moisture can damage the unit and cause it to malfunction.

When It Comes to Kitchen Grease, Can It!



Long-time co-owners and residents are always quick to tell the newbies that we must care for our aging sewer system here in Fairlington. This is so important. And one way to do that is to always prevent FOG - Fats, Oils, & Grease - from entering the pipes. Instead, pour those items into an aluminum can and discard with your household trash.

FOG cannot only clog your arteries, but they can also clog sanitary sewer pipes. When poured down a drain, butter, cooking oil, lard, and meat scraps can form large chunks of grease that ultimately block the sewer pipes and result in sewage backups. These items should never be put down a drain or toilet in Fairlington.

FOG in your pipes can lead to raw sewage overflowing into your home, expensive repairs, health risks from exposure to contaminants found in sewage, and odor problems. Save your cash and put the FOG in the trash!

In the kitchen keep an empty metal can or glass jar and pour cooking grease into the container when you're making bacon, browning ground beef, or getting ready to dispose of salad dressings made from oil. Place liquid oils in a sealable container and allow to cool before disposing in your regular household trash.

Think Before Using your Disposal

Given the fact that our water/sewer pipes throughout Fairlington are often old and fragile, the following items must never be put down a kitchen sink drain: celery, onions, pulpy fruits, grease, pasta, rice, coffee grounds, corn husks, potato peels, shrimp shells, egg shells, bones, caulk, paint, or anything substantial.



Our units, of course, are equipped with disposals, which are defined as an electronically operated device fitted to the waste pipe of a kitchen sink for grinding up food waste. But food waste, such as described above, shouldn't be in the sink drain anyways.

Also, if you need to use your disposal, please remember it's loud and can be heard in neighboring units. Be considerate and use it only during normal hours.

Fairlington Glen Contact List (February 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)	Victoria Hanbury	4116 S. 36th	202-276-2711	victoriah1810@gmail.com
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)	Patrick Daisy	4215 S. 36th	774-222-3544	pdaisy004@gmail.com
12 (22)	Lori Derkay	3566 S. Stafford	703-379-2895	lori.derkay@outlook.com
13 (23)	Dianne Altuna	3536 S. Stafford, #A1		dianne.altuna@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.).

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

March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7 Bulk Trash
8  Daylight Savings Time Begins	9	10 Board Meeting at 6:30pm	11	12	13	14
15	16	17  HAPPY ST. PATRICKS DAY	18	19	20  happy Spring	21
22	23	24	25	26	27	28
29  Palm Sunday	30	31				