

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

March 10, 2026 Board Minutes

Online via Zoom

ATTENDEES: Charlie Robbins (President; Presiding), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), TJ Doyle (At-Large Member), Joshua Tracy (STV), Melannie Borbon (STV), John Adams (Fence Project Manager, Cardinal Management), and Amy Steliga (On-Site Manager, Cardinal Management). Secretary Dianne Altuna did not attend.

CALL TO ORDER: The meeting was called to order at 6:31pm by the President via Zoom.

KING STREET SIDEWALK PROJECT: Joshua Tracy and Melannie Borbon with STV, Inc. made a presentation the board on behalf of the City of Alexandria, which is proposing a mobility/pedestrian connectivity project for King Street near the Bradlee Shopping Center. The area, particularly along King Street and its border with Fairlington, is a priority for installing improved bicycle facilities and adding more sidewalks. The study area consists of the King Street corridor from N. Quaker Lane to just north of Menokin Drive. In order to proceed with this project, the City of Alexandria must get easements (either permanent or temporary) from the corresponding condo association, including Fairlington Glen. The board needs to determine from legal counsel whether it can approve such an easement itself or whether our Master Deed will require approval from the entire community via vote. This project is still in the design phase. STV and the Board will continue to talk.

FENCE PROJECT UPDATE: John Adams, Fence Project Manager with Cardinal Management, reported that the board now has the four bids he has received. The contractors that bid are Peter's Landscape Inc., Full Circle Property Solutions), Kolas Contracting, and Ploutis Contracting. The Treasurer added that he wants to see our specs included in the contract.

03.10.26.01 Motion. Moved to approve a contract with Peter's Landscape Inc. for patio fence replacement in the Glen in the amount of \$661,500 plus the cost of cedar gates and finalizing the contract with our specs included. Motion passed unanimously.

RESIDENTS' FORUM:

Residents attending: Dean & Dolly Howarth (Court 3), Elise Anderson (Court 4), Mike Schneider (Court 5), Michael Wells (Court 7), Sang Han (Court 7), Mandy Kraft (Court 7), Deborah Sanchez (Court 8), Jorge Muniz Ortiz (Court 8), Laura Chadwick (Court 8), Dan Barlow (Court 8), Bethany Neyman (Court 8), Joy Bickelhaupt (Court 10), Shirin Wertime (Court 12), and Jay Yianilos (Glen Echo Editor).

Joy Bickelhaupt expressed her support for the EV charging stations, which she said sounds very promising. She asked the board to consider installing two dedicated trash receptacles and once for recycling in each court to help keep animals out of our trash bags and serve as a beautification investment in the Glen.

Shirin Wertime also supported the EV charging stations. She suggested that the Glen offer composting areas for residents.

Jorge Muniz Ortiz voiced support for the EV charging stations. Also, he questioned as to whether the signed EV charging stations contract will be available online for residents to see. Yes, it will.

Sang Han questioned the exact location within Court 7 of the EV charging stations. It will be the two reserved spots in the back of the lot closest to the pickleball court. As a result, parking spots will need to be reassigned in this lot.

Laura Chadwick expressed her support for the EV charging stations. She asked when the Court 8 repaving project will begin, which will be March 23 weather permitting.

Beth Neyman pledged her support for the EV charging stations. She raised a concern about the size of Court 8's parking lot spaces.

Mike Wells said Court 7 was caught off guard by the EV charging stations being relocated to his court. He questioned how the Glen will monitor usage.

BOARD MEETING MINUTES:

03.10.26.02 Motion. Moved to approve the meeting minutes from the February 10, 2026, board meeting as presented. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President mentioned that there are some big things coming up in the Glen including (1) the addition of the EV charging stations, (2) the fence replacement project, (3) the start of pool season in May, and (4) landscape work for the spring.

Vice President –

The Vice President thanked all of the residents who attended and participated in tonight's meeting. It's great to see such a large turnout. In addition to monthly meetings, the board communicates its business through the meeting minutes, the newsletter, and Glen Alert emails.

Treasurer –

03.10.26.03 Motion. Moved to adopt the following operating accounts to track and to budget EV charging station revenue and costs, and henceforth include these accounts, Account 40439 Charging Station Income and Account 65012 Charging Station Expense, into our monthly financial reports.

Responding to a request from the Treasurer to aid in preparation of the Glen's 2027 budget, EV Charging Committee Chair Mike Schneider agreed to update his cost/revenue projection model for EV charging stations to reflect expected 2027 Dominion Energy power charges, wattage consumption, and any other costs..

The Treasurer announced that he is still working with our Account Manager Crystal Williams to set up the Vanguard investment account required by Part II of our Investment Guidelines, In particular, he gave Ms. Williams his Vanguard log-in information, hoping that she could complete the set up herself, by: (a) identifying the fund that will receive our monthly reserve deposits: and (b) establishing an automated procedure for making the deposits.

03.10.26.04 Motion. Moved to ratify the earlier unanimous email vote to approve 24 hours of bereavement leave and a gift for onsite staff member María Castro.

Secretary –

Not present

At-Large –

No update.

COMMITTEE REPORTS:

Pool

Committee co-chairs were unable to attend, but asked that the board refer to their report in the monthly board packet.

Landscape

Committee chair Joy Bickelhaupt will soon be meeting with committee member Shirin Wertime and Onsite Manager Amy Steliga to start talking about improvements for the spring.

Court Representatives

No update.

Safety

No update.

Maintenance

No update.

E-Charging

Committee Chair Mike Schneider will work with Court 7's court rep Mike Wells on the parking space reassignment proposal for that court's lot. He also suggested that the Glen's towing policy be updated with regard to the EV charging stations. Once that is approved, the Treasurer will add it to the Glen's Handbook.

Fence

See the report above.

MANAGEMENT REPORT:

Carpentry repairs by Ploutis Contracting have concluded in Courts 13-16 and the contractor did an excellent job. They also completed the post-storm gutters repair.

OLD BUSINESS

No update.

NEW BUSINESS

No update.

MISCELLANEOUS

No update.

EXECUTIVE SESSION

03.10.26.05 Motion. Moved that the Board move into Executive Session at 8:30pm. Motion passed unanimously.

The Board reconvened in open session at 8:44pm.

There were no actions from Executive Session to validate.

ADJOURNMENT: The meeting was adjourned by the President at 8:44pm.

The next scheduled monthly meeting of the Board is on Tuesday, April 14, 2026, at 6:30pm. The meeting will be held virtually via Zoom.

Respectfully submitted,

Jay Yianilos