

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

June 9, 2026 Board Minutes

Online via Zoom

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

CALL TO ORDER: The meeting was called to order at 6:32pm by the President via Zoom.

FENCE UPDATE: John Adams reported that he and Peter's Landscaping, the contractor, are going back and forth on the contract with regard to its warranty. The next hurdle will be the Arlington County zoning and permit process. A building permit is not required, but we may need approval from zoning. Will that be per fence (306 fences) or by buildings (56 buildings in the Glen)? The Treasurer maintained that we don't need zoning approval because we're not asking for a zoning change. We will check with the Fairlington Citizens Association (FCA), Fairlington Villages, and Fairlington Meadows to see how they worked with the County during their recent fence replacements. The Onsite Manager, the Project Manager, and the contractor have walked the property to check on the 16 units that present landscape issues.

RESIDENTS' FORUM:

Residents attending: Mike Schneider (Court 5), Kate Panos (Court 6), Eleanor Stamper (Court 8), Lori Derkay (Court 12), and Jay Yianilos (Glen Echo Editor).

Kate Panos and Eleanor Stamper introduced themselves as first-time attendees to a monthly board meeting. They were welcomed by the board.

BOARD MEETING MINUTES:

06.09.26.01 Motion. Moved to approve the meeting minutes from the May 12, 2026, board meeting as presented. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

The President said summer is off to a nice start with the pool's opening. He also reported that we are on track with our 2026 budget and that budget preparations for 2027 are well underway and nearly completed.

He also reminded co-owners and residents that a survey has been sent out regarding a proposal for community composting plans/costs. Please let your voices be heard by responding before the survey closes.

Vice President –

The Vice President noted that the pool is fantastic. He especially loved that we have lifeguards wanting to return to our pool for another summer. He applauded residents for moving their cars with short notice and coping with ongoing Arlington County street repairs.

Treasurer –

The Treasurer called attention to Board Secretary Altuna's recommendation, submitted by email before this meeting, that the printed contact cards for residents be distributed after the summer ends. The consensus was that we should do it this way.

The Treasurer stated that, within in a few weeks, he will be circulating a draft revised Handbook to replace the current June 2024 version. The draft will include amendments that have already been approved but have yet to be incorporated into the text of the Handbook.

The Treasurer reported that he is working on an updated Maintenance Manual that will be reviewed by Restoration Engineering, Inc. (REI). The draft will include, among other changes: (1) separate specs for replacement/repair of sidewalks and access roads; and (2) specs for snow/ice treatment that do not involve excessive use of sand.

The Treasurer noted that the Management Report contained his recommended 2027 budget providing for a 1.13% increase in dues revenue. He added, however, that the increases will be larger if the community wishes to adopt either of the two organic waste recycling plans discussed in a recent online survey of co-owners and residents.

Responding to a request from the Treasurer, the Onsite Manager agreed to poll the Landscape Committee about whether we should amend the Landscape Manual to require that main landscape contracts impose a maximum height limit on bushes to keep them from completely covering windows.

Secretary –

No update.

At-Large –

The At-Large Member reminded residents to respond to the survey on organic composting before it closes after June 16, 2026.

COMMITTEE REPORTS:

Pool

Committee co-chair Lori Derkay reported that so far there has been good participation from the community at the pool. The lifeguards have been wonderful and have been interacting with the kids. Reminder that our pool party is Saturday, June 20 from 4:00 to 7:00pm (rain dates is Sunday, June 21 from 4:00 to 7:00pm). The committee has requested approval of a permanent shade structure to be added to the baby pool area.

06.09.26.02 Motion. Moved to approve a proposal from Sunguard Mid-Atlantic, LLC in the amount of \$10,000 (includes materials, shipping, and installation) for a 14' x 14' square shade structure to be installed in the Glen's baby pool area. Motion passed unanimously.

Landscape

The Onsite Manager reported that the committee now has two new members. As a result, she has recommended that the committee hold monthly meetings. They are continuing

to work through resident requests. There has been a hold put on planting due to the drought conditions. Shenandoah Landscaping's first community-wide pruning went well. She will work on a newsletter item for co-owners requesting rejuvenation pruning.

Court Representatives

No update.

Safety

The World Cup (soccer) team from Croatia is using Episcopal High School for their home while in the U.S. for the tournament. This may cause traffic issues at times, so residents should be reminded through Glen Alert communications.

A reminder to all co-owners and residents to stay vigilant. Thefts from unlocked cars continue to be a problem in Fairlington. Please keep your car doors locked and hide all valuables out of sight.

Maintenance

No update.

E-Charging

Chair Mike Schneider reported that we are still waiting for our permits to be approved before installation can begin.

Fence

Nothing further. See the update above from the Project Manager.

MANAGEMENT REPORT:

Nothing further.

OLD BUSINESS

No update.

NEW BUSINESS

06.09.26.03 Motion. Moved to authorize approval to sign the Goldklang Group CPA's 2026 audit engagement letter. Motion passed unanimously. The board is in favor of moving forward with this.

MISCELLANEOUS

No update.

EXECUTIVE SESSION

06.09.26.04 Motion. Moved that the Board move into Executive Session at 7:40pm. Motion passed unanimously.

The Board reconvened from open session at 7:54pm.

There were no actions from Executive Session to validate.

ADJOURNMENT: The meeting was adjourned by the President at 7:55pm.

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

Respectfully submitted,

Jay Yianilos