FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
July 14, 2026 Board Minutes
Online via Zoom

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

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

RESIDENTS' FORUM:

Residents attending: Mike Schneider (Court 5), Laura Chadwick (Court 8), John McKennan (Court 12), Shirin Wertime (Court 12), Lori Derkay (Court 12), and Jay Yianilos (Glen Echo Editor).

John McKennan expressed his many concerns about the composting idea, including that it should not be a financial burden on the community.

BOARD MEETING MINUTES:

07.14.26.01 Motion. Moved to approve the meeting minutes from the June 9, 2026, board meeting as presented. Motion passed unanimously.

BOARD MEMBERS' REPORTS:

President –

"It's been hot," said the President. He reminded all residents to take care of themselves and their families during the heat & humidity of summer, to stay hydrated, and to keep an eye on elderly neighbors. He thanked the Treasurer for his hard work on the 2027 budget and the Pool Committee for everything that they're doing for our summer pool season.

Vice President –

No update.

Treasurer –

07.14.26.02 Motion. Moved to approve the 2027 draft budget presented to the Board which will include a small 1.13% dues increase. Motion passed unanimously.

07.14.26.03 Motion. Moved to approve the 2026 Annual Meeting Calendar, subject to changing "2026 Budget" on line 3 to "2027 Budget." Motion passed unanimously.

The Treasurer supported allowing the City of Alexandria to go forward with a sidewalk project. As the Treasurer described the project, Alexandria wants to re-do a small Glen-owned portion of a sidewalk near the intersection of Quaker Lane and King Street to make it connect with a sidewalk that they plan to build on the King Street border with the Glen, outside our fence. To do this, Alexandria asks the Glen to grant them:

A) A permanent easement over the Glen's sidewalk portion to facilitate installation and maintenance of the sidewalk, and

B) Permission to temporarily use Glen property for the duration of the installation of the sidewalk.

07.14.26.04 Motion. Moved to grant an easement to the City of Alexandria for the installation of the new sidewalk area. And in support of the project, the Treasurer moved to communicate to the City of Alexandria the following:

1. The Glen is preliminarily disposed to allow the sidewalk project of the City of Alexandria (City) to proceed, by granting an appropriate easement and permission to use our property for construction.
2. Accordingly, we invite the City to present the documents that it deems necessary to accomplish these goals for review by Glen counsel.
3. The documents in (2), above, should provide for payment to the Glen of its legal and other expenses connected with its granting the relief sought, including a reasonable and customary fee for our counsel to review and file any documents.

Motion passed unanimously.

07.14.26.05 Motion. The Treasurer moved to approve signing the final version of the fence replacement contract with Peter's Landscaping with the warranty clarification. Motion passed unanimously. The Treasurer asked management to include the final signed version in the next Management Report.

Secretary –

Moved to ratify the earlier unanimous email vote to approve a variance request for a closet beam, a kitchen beam, an egress window, radon remediation unit, and a sump pump at 3529 B S. Stafford Street (Court 1).

Moved to ratify the earlier unanimous email vote to approve a variance request for kitchen remodeling at 3507 A S. Stafford Street (Court 1).

Moved to ratify the earlier unanimous email vote to approve a contract with Kolas Contracting, Inc. in the amount of $1,650 for carpentry repairs at 3576 S. Stafford Street (Court 12), 4137 36th Street S. (Court 4), and 4116 36th Street S. (Court 5).

Moved to ratify the earlier unanimous email vote to approve the revised contract with James R. Walls Contracting in the amount of $5,766 for roof repairs at 3605 S. Taylor Street (Court 8).

At-Large –

No update.

COMMITTEE REPORTS:

Pool

Committee co-chair Lori Derkay reported that the June 20 pool party, attended by approximately 125 people, was a success. She's received great feedback on the event from the community. She estimated that pool usage is a bit higher than average so far this summer.

Landscape

The Onsite Manager reported that the committee has been very active. A tree survey of all 16 courts has been completed by the committee, and now the Onsite Manager will determine which trees need the greatest attention first.

Committee member Laura Chadwick, a Court 8 co-owner, discussed the King Street natural border plan that she's been working on by showing video and still photographs of the Quaker Lane and King Street natural borders as they now exist. She maintained that the natural border should be considered common area capital assets and therefore replacement should be a reserve expenditure.

The President noted the need for a plan so the Board knows what to do and what it may cost. He tasked Laura with developing that plan for the King Street border while also developing a plan to maintain the Quaker Lane border.

The Treasurer said it is clear that we need to spend more on landscaping, but suggested that we not raid our reserves to do so. Instead, he maintained the need to build up our landscape savings fund.

Court Representatives

The next meeting of the Court Representatives Group (CRG) is Wednesday, July 22 at 6:30pm at the Glen pool.

Safety

No update.

Maintenance

No update.

E-Charging

Chair Mike Schneider reported that our permits have been approved by Arlington County and that installation of the charging units will begin very soon. He will attend a meeting on Thursday, July 16 to review the engineering plans. If everything goes according to plan, the FV-chargers should be operation in September.

Fence

As noted earlier, the fence contract has been finalized. We are still working with the Arlington County Board on permitting issues for this project. The President will discuss the permit issues with other Fairlington Board Presidents at their next quarterly meeting to get clarification on how they were able to move forward with the County.

MANAGEMENT REPORT:

Nothing further.

OLD BUSINESS

Resident Shirin Wertime reviewed the three composting options [a) communal receptacles, b) one bin per court, and c) individual household pickup], along with their approximate costs, that she previously submitted to the Board. She very much wants composting to move forward and pledged to help educate the community.

According to the results of a recent survey, 55% of Glen co-owners who responded are in favor of some sort of composting, with most leaning on the lowest cost option. 45% of Glen co-owners who responded are not interested in any composting.

The Board will ponder the results and decide what s best for the community. Their vote on the matter will be ratified at the August meeting.

NEW BUSINESS

No update.

MISCELLANEOUS

No update.

EXECUTIVE SESSION

07.14.26.06 Motion. Moved that the Board move into Executive Session at 8:00pm. Motion passed unanimously.

The Board reconvened from open session at 8:15pm.

There were no actions from Executive Session to validate.

ADJOURNMENT: The meeting was adjourned by the President at 8:16pm.

The next scheduled monthly meeting of the Board is on Tuesday, August 11, 2026, at 6:30pm. The meeting will be held virtually via Zoom.

Respectfully submitted,

Jay Yianilos