

## ROOF REPLACEMENT IN FAIRLINGTON GLEN

The slate roofs of Fairlington Glen add considerable character and beauty to our neighborhood. They are a defining attribute of Fairlington and our largest capital asset. Glen Boards over the years have focused on scheduling and financing the maintenance, repair, and replacement of the roofs.

In 1993, the association contracted with Seal Engineering to study and make recommendations on the condition, maintenance needs, and estimated costs associated with maintaining our roofs. That report, together with updated schedules provided by Restoration Engineering, Inc. has guided Board decisions. Restoration Engineering is a company formed by Jeff Hugney, lead author of the original study.

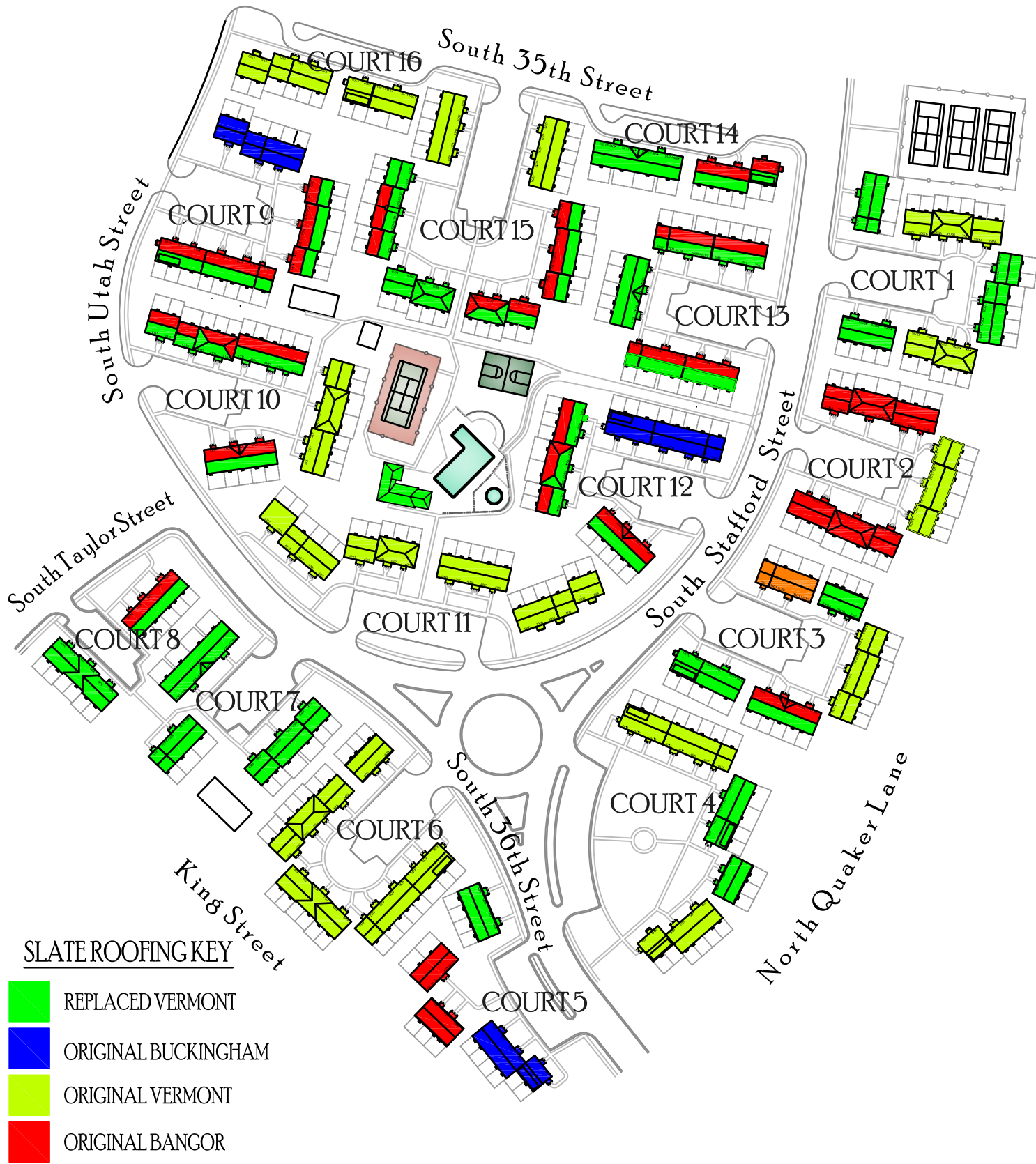
With the exception of one roof that was replaced after a lightening fire in 1980, all of the roofs in 1993 were original roofs installed when the community was built in the early 1940's, with individual replacement shingles installed over the years. Of the 56 buildings, 50 were slate, five were asbestos cement, and the 1980 roof was Superslate, a non-asbestos fiber-cement shingle.

Different types of slate have very different expected service lives, with Fairlington Glen initially having a preponderance of the least durable Bangor slate and very little of the most durable Buckingham slate. The mid-range slate in terms of durability is Vermont (up to 100 years), which is now used for all our roof replacements. In 1993, we had 3 Buckingham roofs, 19 Vermont roofs, 28 Bangor roofs, 5 asbestos cement roofs, and the Superslate replacement roof. The 1993 study and subsequent replacement schedules did not include the roof at the pool, which was replaced in 2009 during pool complex renovation.

Because exposure to sun and to freezing and thawing cycles has considerable impact on the deterioration rates of Bangor slate, the roof tiles with southern and eastern exposure were in significantly worse repair, with considerable delamination (separation into constituent layers) and crumbling. Because of limited budgets, initial focus was placed on replacing half-roofs with southern and eastern exposures. The chart shows the status of roof replacements as of November 2011.

The latest replacement schedule from Restoration Engineering (January 2010) serves as a guide for the Board when making decisions about annual reserve expenditures on roofs. The information also serves to inform the findings and recommendations of the reserve study which covers all property elements. Current projections suggest that we may be able to complete replacement of remaining Bangor roofs in 2017. Such projections are subject to reevaluation as priorities among potential projects are considered by the Board.

If you have any questions or would like more information about the roof replacement schedule of Fairlington Glen, please contact Margaret Windus by email: [bowindus@verizon.net](mailto:bowindus@verizon.net) or by phone 703-379-1718.



SLATE ROOFING KEY

- REPLACED VERMONT
- ORIGINAL BUCKINGHAM
- ORIGINAL VERMONT
- ORIGINAL BANGOR
- SUPER SLATE

# Fairlington Glen Condominium

Arlington, Virginia  
November 2011