

O . . . Fairlington Arbor MEMO

March 2000

ANNUAL MEETING.....
Wednesday, April 19, 2000 at 7:30 PM in the South Fairlington Community Center. Proxy holders are asked to arrive by 7 PM.

BOARD MEETING.....
Tuesday, March 22, 2000 at 7:00 PM in the South Fairlington Community Center. All homeowners and renters are welcome. To speak before the Board during Homeowner Forum, it is advised that residents call David Pollard, facilities manager, or Mike Maloney, community manager, five days in advance of the Board Meeting.

GENERAL INFO

Trash Pickup: Monday - Saturday except Federal holidays. Put securely tied bags out between 6:00 AM and 8:00 AM on the day of the pickup.

Large Items : Call David Pollard to arrange for pickup.

Recycling: Receptacles for mixed glass, plastics (*HDPE 1 & 2 only*), and cans (aluminum and steel) are put out on Tuesdays and collected on Wednesdays. Newspapers (securely tied or bagged in paper, not plastic) and broken down corrugated cardboard may be left beside the receptacles.

Mixed paper (junk mail, office paper, envelopes, etc.), catalogs, and magazines are accepted at the Arlington County Recycling Center, Four Mile Run at Columbia Pike.

ARBOR IN "OUTSTANDING FINANCIAL CONDITION" CPA Presents Audited Financials

Report from the Chair, Finance Committee

Anne F. Plante, CPA, of Singleton & Bardowski, LLC, presented the draft of the FY1999 certified audit report at the February 22nd Board of Directors meeting. Ms. Plante told the Board, "Fairlington Arbor is in an outstanding financial condition as a result of excellent management of its funds and assets." The operating surplus of \$38,551 was the result of lower operating expenses over revenue collected from assessments. The co-owners' equity increased \$33,345 at the FY ended 10-31-99. Of the 50 Associations audited by Singleton & Bardowski, Fairlington Arbor is number one for the amount of cash in reserves for

capital replacements, Ms. Plante reported.

Investment Strategy Results In Tax Saving Of Over \$6K

Contributing to the Association's strong financial condition are sound investment decisions, superb on-site management of Arbor assets, incorporation of reserve recommendations into the budget, and a very low level of delinquent monthly assessments. Ms. Plante praised the Association for maintaining significant reserves and investing them wisely, saving in excess of \$6,000 in taxes. Ms. Plante noted that these significant accomplishments occurred with no increase in condominium fees for seven years. "The Board and co-owners deserve a pat on the back," she said.

The Board requested minor changes to the wording of the audit to reflect that the Association is incorporated, and expects to receive the final audit with these revisions in time to approve the audit at the March 2000 Board Meeting.

The Treasurer and Chair of the Finance Committee will be available to answer questions regarding the audit at the April 19, 2000 Annual Election Meeting.

Note from the Board of Directors: Ms. Plante said that the Association's budgets for 1999 and prior years were right on target. On behalf of the Arbor, the Board thanks the Finance Committee and David Pollard for the expertise and hard work that go into the preparation of annual budgets.

ANNUAL ELECTION MEETING

The Annual Election Meeting is scheduled for Wednesday, April 19, 2000 at 7:30 PM in the Community Center. Anyone wishing to run for the open Board position should call **David Pollard** for a candidate resume form. **Completed forms must be returned to David no later than noon on March 3** to be included in the Election Meeting package that is prepared and mailed in advance of the meeting. '

LATE FEES AND PENALTIES

