

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Parkfairfax Condominium

44394 4/5/2019 4/12/2019 35 days 2 hours

Between building 910 and 912 - Chain Link Fence

Please repair chain link fence between bldgs. 910 and 912. Top rail is needed and fabric needs to be re-stretched

50417 4/18/2019 4/26/2019 21 days 23 hours

Valley Drive Tennis Courts

Paint all tables, trash can holders, stain retainer wall

50814 4/19/2019 4/26/2019 21 days 2 hours

Building 719 at Gunston Rd

Please restore damaged area on side of building 719 facing Gunston Rd. Area has been incomplete for 2+ years

50841 4/19/2019 4/26/2019 21 days 1 hour

Valley Drive Tennis Court Path

Please remove dirt from walkway and place gravel up against walkway to help keep dirt from forming on walks.

50948 4/19/2019 4/22/2019 20 days 22 hours

Building 955 Courtyard - Weed/feed

Per GM, please weed/feed courtyard to eliminate weeds

57278 5/1/2019 5/3/2019 8 days 20 hours

Pool B Deck Wash

Please pressure wash deck

57290 5/1/2019 5/3/2019 8 days 20 hours

Pool B - Emergency Gate Entry

Please remove standing dirt at emergency gate. May need to install drain.

58564 5/3/2019 5/8/2019 6 days 23 hours

Pool A Chairs

Please assist Danny in cleaning pool tables and chairs

24010 2/13/2019 2/28/2019 86 days

Building 937/At Laundry

Please replace damaged retainer wall outside of laundry room. AA

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

	24011	2/13/2019	2/28/2019	86 days	
--	-------	-----------	-----------	---------	--

Building 714 - Retainer wall near common area steps

Please replace damaged retainer wall outside of Linda Hatfield unit near common area steps.

	24014	2/13/2019	3/8/2019	86 days	
--	-------	-----------	----------	---------	--

Building 110 Rear

Please replace damaged retainer wall as discussed with unit owner.

	30421	3/4/2019	4/2/2019	67 days 3 hours	
--	-------	----------	----------	-----------------	--

Rear of Buildings 923, 921 and 919

Buildings 923, 921 and 919 all back to a steep hill that is also having a lot of top-soil wash off. Please correct this issue ASAP

	39104	3/26/2019		45 days 3 hours	
--	-------	-----------	--	-----------------	--

3500 Valley Drive

Hello Parkfair fax team

do we have any update on the upgrading of the storm drain or and shoring up the earth bank in front of 3500 valley?

I also wanted to see if we can have a larger drain like this one on the unit behind

	41809	4/1/2019	4/5/2019	39 days 1 hour	
--	-------	----------	----------	----------------	--

1508 Mount Eagle Place - Rear

Please install retainer wall at rear of unit near split (hillside) system to help reduce erosion. Please contact unit owner prior to start of job. AA

	43217	4/3/2019	4/12/2019	37 days 1 hour	
--	-------	----------	-----------	----------------	--

942/1611 Preston

Good afternoon, I believe Juan and Alonzo are aware of this issue. They are both copied here. We are currently making our way around the property to evaluate and remedy these types of areas. We will need to regrade and direct the flow away from the walkway, check to see if any additional drain boxes may be needed. Then we will add either seed or new sod. Both of which include tilling and soil enhancement. The staff 2 larger projects right now and hopefully the weather will begin to warm up to allow us to move on these type of areas. I defer to Juan on scheduling this.

	43934	4/4/2019	4/12/2019	36 days	
--	-------	----------	-----------	---------	--

3732 Gunston Road - Rear

Unit owner complains of overgrown area behind building 910 that needs attention.

The wild rose bush is choking the nandina in the hedge between the units. Ivy and other vines are all around the mulberry tree. I've tried to get rid of the vines, but they are too much for me.

Unit Owner can be reached at 703-395-5194. I'm around most of the time during the day, so I'd be happy to talk to any of the landscape workers.

	43937	4/4/2019	4/12/2019	36 days	
--	-------	----------	-----------	---------	--

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

(Trudy) 3732 Gunston Road - Front - Water Drainage Issues

Please see email below:

Basically, the issue is that when it rains, water flows along Fitzgerald Lane, past 1601 Fitzgerald, down the slope and into my patio depositing mud and debris. It also flows along the side of the building and forms a big puddle on the sidewalk in front of my front door. In the winter, the water freezes, making things a little dangerous. I've tried planting ground covers and other plants on the slope, but they don't seem to hold the water back.

Please call to meet with unit owner for discussion at 703-395-5194

44398	4/5/2019	4/12/2019	35 days 2 hours
-------	----------	-----------	-----------------

Between Bldg 821 and 823 at sidewalk/corner

Please restore damaged turf. See attached

45660	4/8/2019	4/10/2019	31 days 20 hours
-------	----------	-----------	------------------

3212 Gunston Road - Unit Owners Mother is at the unit until Friday April 12, 2019.

Plaster/Crack Repairs

Please schedule time/date to enter unit to repair settlement cracks. Work needs to be done while Mother is in town.

Master bedroom wall at entry

Hallway wall at entry to Master bedroom

Guest bedroom corner wall beside bed

Entry to guest bedroom above door frame and to the inside of door frame

46026	4/9/2019	4/19/2019	31 days 1 hour
-------	----------	-----------	----------------

3301 Valley Drive

Please install yew bush. Please contact unit owner with a scheduled time/date of install.

48679	4/15/2019	4/19/2019	25 days 2 hours
-------	-----------	-----------	-----------------

Building 955 - Hillside

Please address unit owners concern. See email below.

Juan and crew also mulched the hillside in front of 955. That mulch washed down the hill into the weeds out front. They also threw soil on top of clay. Similarly, that didn't work. The entirety of the front of the building has become a "weed garden". So hopefully we can finally get this all remedied now in 2019.

Thanks

Geoff

49795	4/17/2019	4/19/2019	23 days 2 hours
-------	-----------	-----------	-----------------

3155 Martha Custis

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Reseed front and back yards at 3155 Martha Custis Drive, per below items from last year. The grass never took off. Also, there are (3) large bushes in the side yard are dead and need to be removed and replanted if possible.

Drainage is an issue directly in front of our front porch and to the right of our neighbors on the common walkway. Both are slip hazards after rain of snow.

Let me know if there are questions and many thanks! Please leave door knob hanger

49812 4/17/2019 5/1/2019 23 days 1 hour

3433 Valley Drive

Please repair damaged plaster areas due to moisture. Unit owner will provide paint. May have to paint entire wall at stairwell if paint doesn't match.

Above entry door
Stairwell interior wall
Master bedroom ceiling

50409 4/18/2019 4/19/2019 21 days 23 hours

Signage - No Pets Allowed on Court

Please purchase 20 signs that say "No Pets Allowed on Court"

52945 4/24/2019 4/26/2019 16 days 3 hours

Pool A, B, and C

Replace all blown lighting in bath house and guard shack

52949 4/24/2019 5/3/2019 16 days 2 hours

Pool A, B, and C

Please pressure pool deck and furniture asap

52958 4/24/2019 4/26/2019 16 days 2 hours

603/1018 Rear

Please proceed with cribbing and drain installs at rear of building

54152 4/26/2019 4/30/2019 14 days 3 hours

3155 Martha Custis - Restoration

Please aerate, seed, and straw front and back yards at 3155 MCfront and back yards reseeded at 3155 Martha Custis Drive. The grass never took off. Also, there are (3) large bushes in the side yard are dead and need to be removed and replanted if possible.

Drainage is an issue directly in front of our front porch and to the right of our neighbors on the common walkway. Both are slip hazards after rain of snow.

57281 5/1/2019 5/3/2019 8 days 20 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Pool A,B, C

Please make certain that all light fixtures interior/exterior are on line. Replace bulbs as necessary

59969 5/6/2019 3 days 20 hours

3343 Martha Custis

Please treat rear yard with weed and feed. Jim Boggess

61880 5/9/2019 5/17/2019 1 day

1650 Preston

Description

Please inspect. There is a dead evergreen in backyard, tree needs removal. Owner asked for tree restoration/plant a new one.

Scheduling

Permission to enter: N/A

61886 5/9/2019 5/24/2019 1 day

3616 Gunston

Tree is quite tall and the top is hanging over the front of the bldg. that resembles a chimney. Needs pruning. There are also branches that are broken and hanging on other branches.

61903 5/9/2019 5/24/2019 23 hours

3718 Valley Drive

There is a dead tree behind building 514, precisely 3718, that has been dead for at least 3 years. Could something be done about this please?

Thank you

61907 5/9/2019 5/24/2019 23 hours

3720 Valley

The brick wall along the garden and front walkway to 3720 has deteriorated and needs to be attended to. Thank you.

61915 5/9/2019 5/24/2019 23 hours

3743 Gunston rd

Hi - in response to the call to have trees checked....please check the very tall/very large tulip poplar tree that grows up through our back patio.

Please remove dead branches and check for dying branches.

Also - check the overall health of the tree....if it is sick/dying then I wouldn't mind it being cut down as it is quite a mess.

61917 5/9/2019 5/17/2019 23 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

3101 Martha Custis

Tree trimming is needed on the large tree behind building 826 unit 3101 Martha Custis Dr.

61919	5/9/2019	5/24/2019	23 hours
-------	----------	-----------	----------

3254 MC

Evergreen at front door of 3254 Gunston Rd is brown, not green.

Sixty foot DEAD tree leaning over pathway 100 ft. NW of 3254 front door.

Photos attached.

Please replace before the tree falls.

61927	5/9/2019	5/17/2019	23 hours
-------	----------	-----------	----------

3234 Martha Custis

Hi!

There's a tree behind my house that's just about dead. The bark is falling off and the limbs have fallen off of it. It's barely hanging on. Thank you!

61931	5/9/2019	5/17/2019	23 hours
-------	----------	-----------	----------

Rear of 1663 Preston Road

There is a sick or possibly dead pine tree behind my building (952) at the corner of my back patio. I am at 1663 Preston Road. It has lost most of its needles. I don't think that this tree is in danger of falling, but I wanted to report it so that CLS could take a look at it during their tree survey to be done the week of 4/22. The tree may need to be removed. Thank you.

61941	5/9/2019	5/16/2019	23 hours
-------	----------	-----------	----------

1623 Ripon Place

Outdoor stoop has a very large crack on the floor and my neighbors side is tilting a bit- would just like someone to come out and see if it's still ok or whether we need to be put on the list to have the portico/stoop redone.

61950	5/9/2019	5/17/2019	23 hours
-------	----------	-----------	----------

3213 Martha Custis

3213- MCD - Per resident - tree behind back patio is dead and needs to be removed before it falls on building

61959	5/9/2019	5/24/2019	22 hours
-------	----------	-----------	----------

3709 Gunston Rd

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

I was wondering if the front sidewalk can be replaced. It is crumbling at the edges. See the attached photo.

Also there isn't enough vegetation to keep dirt from flowing over the sidewalk when it rains and most of my front common space seems to just be dirt. Please see attached photos. I tried to attach videos to show the path of the water but the files were too large. In some spots over half of the sidewalk is under water when it rains.

I've, as well as the landscapers, have been trying to grow grass for 10 years. There is too much traffic on the lawn to grow grass in this area which doesn't seem to have the proper growing conditions. If all traffic like dogs and large lawn mowers could be prevented from going into this shaded common space, then maybe grass could be grown. Shrubs and ground cover are probably the only options to stop this common area from turning to dirt every time after grass seed is planted every couple of years, and just Vinca isn't enough. I suggest planting some shrubs and ground cover that will grow in shade with these soil conditions. Maybe some Forsythia, Creeping Juniper, Mondo Grass, or even some larger shrubs. I've attached a possible landscaping plan to start with as well as a picture from a unit near me using some of these options. Also there is a slight slope near the large tree towards the middle of the front of the building. Some vertical landscaping could be used there. Any landscaping timber along all of the sidewalks in front of my condo to stop dirt from running onto the sidewalk is appreciated.

1-U40205 38814 3/25/2019 4/23/2019 45 days 19 hours

plumbing inspection

1421 MCD has water coming into bathroom above sink/medicine cabinet - unit above is 1423 MCD - scheduling with both units.

1-U40405 62485 5/10/2019 5/22/2019 2 hours

please rebait bait stations around this building.

bait stations need bait or stations

1-U40405 62488 5/10/2019 5/23/2019 2 hours

treat for mice inside this unit-

check access points, inside the unit mice showing up

should be home, wants PKFX to call her 804-337-9715 Hillary

1-U40505 56118 4/30/2019 5/1/2019 10 days Northern Va. Roofing

Hole in roof and moisture damage (urgent, please inspect)

Inspect roof, there is a hole in it and the electrician/contractor stated there is water, plaster and moisture damage. Okay to enter but please call owner to let her know next steps at 703-593-7009

1-U50101 49872 4/17/2019 23 days

standing water

3748 Valley - At the corner of building 501 there is several inches of standing water after every rain. Please regrade etc. to remedy this issue

1-U50104 62507 5/10/2019 5/15/2019 1 hour

Shutter on the outside of this unit has fallen off- for 4 years) -3754 Valley drive

repair and replace shutter on the outside of this unit

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
1-U50204	11633	1/3/2019	1/7/2019	126 days 16 hours	

Ceiling leak

The kitchen ceiling is bubbling where the wall meets the ceiling. My property management thinks it is leaking from the roof.

1-U50701	55272	4/29/2019	4/29/2019	11 days 1 hour	
-----------------	-------	-----------	-----------	----------------	--

Need to replace broken kitchen faucet

Kitchen faucet handle broke over weekend. Need to replace with least expensive USP option. Current faucet is NOT leaking so there is not "emergency" water issues.

If cannot replace in next 48 hours will need to call outside plumber to do work.

1-U50702	44423	4/5/2019		35 days 1 hour	
-----------------	-------	----------	--	----------------	--

Neighbor's Shutter - 3729 Holmes Ln

Hi,

I'm helping to report a missing black shutter for my next door elderly neighbor, Ms. Louise Snowdon, located at 3729 Holmes Lane. It appears during the last wind event the shutter became unattached and blew away. See photo.

Thanks!

1-U50802	51103	4/19/2019		20 days 18 hours	
-----------------	-------	-----------	--	------------------	--

tree maintenance work

This is the third time I've asked to have the old dead dogwood between #508 and #510 removed.

1-U51004	13511	1/10/2019	5/8/2019	119 days 23 hours	
-----------------	-------	-----------	----------	-------------------	--

Water leak coming into bedroom running down wall by window - 3714 Holmes Lane

Water leak coming into bedroom running down wall by window - 3714 Holmes Lane

Pls call 202-321-3086 to sch apt (RESIDENT WILL BE HOME FRIDAY 1/11/18 IF INSPECTOR CAN COME BY)

1-U51305	27700	2/25/2019	5/7/2019	73 days 23 hours	
-----------------	-------	-----------	----------	------------------	--

plaster repairs

Repair plaster over shower from leak. Jennifer emailing H/O to schedule.

1-U51306	58574	5/3/2019	5/14/2019	6 days 23 hours	
-----------------	-------	----------	-----------	-----------------	--

trim bushes-1226 Martha

Trim landscaping.

1-U51405	50126	4/17/2019		22 days 18 hours	
-----------------	-------	-----------	--	------------------	--

Older white jeep parked in the lot on Valley Dr

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

There is an older white jeep with antique car tags that was parked in front of 3718 Valley Dr from about May last year till it was moved on Christmas Day to the lot across the street. It has a broken front windshield and was never moved from in front of 3718 until Dec 25 and now has not moved from where it was placed on that day. It is full of items, like it is being used for storage. No one knows who it belongs to. Alexandria parking enforcement finally put a notice on it just before Christmas and it was due to be towed just after when suddenly it was moved across the street. What are the rules about parking in that lot?

Thank you.

1-U51405 50129 4/17/2019 22 days 18 hours

Ivy growing round the bushes at the top of the garden between 3720 and 3718 Valley Dr.

Could someone please remove the ivy that is growing round the bushes at the top of the garden between 3720 and 3718 Valley Dr. It has been there for so long and the roots are quite deep that I am not able to remove it myself. There are also the roots of the old rose bush that used to grow there and died that again are so deep I cannot remove them.

Thank you

1-U51503 48718 4/15/2019 4/18/2019 25 days 1 hour Northern Va. Roofing

Inspect attic for leak - 1236 MCD - meet res - 4/18/19 - 8am - 11am

inspect attic for leak

Left v/mail for res trying to sch permission to enter unit / attic area

1-U51602 57335 5/1/2019 8 days 19 hours

Spray for carpenter bees--3702 Valley Drive

Spray for carpenter bees, eating away at unit. She's on the ground unit (front area is where the bees are).

1-U51603 46151 4/9/2019 30 days 23 hours

Plan for erosion?

Hello,
I am wondering if the tree and hill erosion in our quad our on the landscape list. Our sidewalk was recently improved so it is no longer but the hill and tree in our quad is eroding. I believe there have been calls about this in the past. One of my neighbors had to put a 2x4 down to divert some of the mud we receive each rainfall. My address is 3704 Valley, you will see the tree and erosion straight ahead as you come up the steps.

Thank you, I have attached a photo.

1-U51703 60085 5/6/2019 5/7/2019 3 days 18 hours

Rat in the kitchen (coming from underneath the kitchen sink and dishwasher)--1248 Martha Custid Dr

Rat in the kitchen coming from underneath the kitchen sink and dishwasher (plug holes) and check the crawlspace (owner wants the crawlspace inspected).

1-U51705 61461 5/8/2019 5/13/2019 1 day 19 hours

Security light

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

I want to thank you for Changing the light bulb on the side of building 517 for the Security light - but that is not the problem- there is something wrong else where because it is not on..

The reason I pursue this is because of the darkness I have had two small tables stolen and a rose trellis is gone - small items to be sure but only the cover of darkness lets this happen - I would appreciate someone coming out and fixing the security fixture before someone gets hit over the head. Thank you. Ms Meliita

1-U51705 31624 3/6/2019 64 days 22 hours

Meet with resident regarding major erosion from her unit to Lyons Lane pool

Per Alonzo reach out to Michelle Melita to sch meeting what can be done with the regarding major erosion from her unit to Lyons Lane pool.

1-U51705 61150 5/8/2019 5/8/2019 2 days 1 hour

Landscaping in front of unit (bushes have overgrown and tenant can't hold onto hand rail) 1252 MCD

Trim and cut the bushes and any other landscaping that is needed in front of 1252 Martha Custis Drive, bushes have overgrown over the handrail and the tenant can't hold onto the rail and she has a cane.

1-U52002 55419 4/29/2019 4/30/2019 10 days 23 hours

Water damage below reading is still 70-90% wet at kitchen ceiling

Inspect kitchen area for either water leaking into unit below or if previous trap work was completed.

Ceiling below is still wet after recent inspection.

ALSO Inspect bathroom area around toilet for leaks etc Ceiling plaster is damaged below

contact Steve or Belinda after Inspection..

1-U52006 47412 4/11/2019 4/16/2019 28 days 20 hours

Sidewalk in front of this unit floods every time it rains. -3622 valley

4 inches of rain sits at the entrance to this unit every time it rains.

1-U52006 47607 4/11/2019 28 days 17 hours Dynasty Community Services

Dynasty - open squirrel entry points outside around exterior

Pkfx set trap in attic area between 3624 and 3622 units.

Dynasty pls check and seal any open entry points on exterior of building.

1-U52007 44742 4/5/2019 34 days 18 hours Dynasty Community Services

Squirrels Getting into Attic - 3624 Valley Drive

Could you please check the squirrel traps in attic and check for entry from outside - for squirrel activity.

1-U52107 59922 5/6/2019 5/7/2019 3 days 20 hours

Treat for roaches and bugs inside -1312 Martha Custis dr

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
treat for roaches inside this unit,					
No pets, no alarm ok to enter					
1-U52203	59682	5/6/2019	5/7/2019	3 days 23 hours	
<i>Large tree tilts over- looks frail-near valley dr pk lot</i>					
Trim tree branches, one tree looks frail like it will fall off on the side walk area.					
1-U52505	52940	4/24/2019	5/8/2019	16 days 3 hours	
<i>Spray for Wasps-1336 Martha Custis dr</i>					
Can you please have pest control spray for wasps in the eaves outside and above my back patio? The wasps / hornets are back. Thank you!					
1-U52505	52941	4/24/2019		16 days 3 hours	
<i>Damage to wood floors</i>					
Hello - Can you please have someone check out some damage to my wood floors in two places. In the bedroom on the far wall (with the a/c unit), there appears to be very old termite damage to some tiles, and some possible damage to a few others from moisture coming up from below. The second area is on the wall in the dining room (behind the book shelves). Looks like possibly some moisture from underneath is discoloring the tiles and / or from the metal pipe that runs through there.					
Staff can enter when I'm not home, please just be careful not to let the cat out. If you can let me know ahead of time which day they are planning on coming, I can move the book cases so the staff doesn't have to. Thank you!					
Emily					
1-U52602	51995	4/22/2019		17 days 19 hours	
<i>Tree Pruning</i>					
Hi:					
The enormous oak behind 526 has a ton of deadwood in it. Specifically there is a large branch that hangs over 3615 and 17 patio space. Could Bill come take a look at it? Also the dogwood up the hill (3619) is 3/4 dead.					
1-U52701	50867	4/19/2019		21 days	
<i>settlement cracks through out unit - 1340 MCD</i>					
Resident stating building is still having settlement issues causing major settlement cracks in unit. Please call 703-677-1333 to schedule apt for inspections					
1-U52701	51667	4/22/2019	5/14/2019	18 days 1 hour	
<i>pest control</i>					
1340 M.C.D. - treat unit for general pests					
1-U52806	58993	5/4/2019	5/7/2019	6 days 2 hours	

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

covenants violation from upstairs neighbor

Hi--I didn't have the buildium login until recently, so I sent an email to Dana directly in early April. Following up on the system. thanks--
Tara

Hi Dana--

I'm an owner/resident at 3635 Gunston Rd.

Some new neighbors moved in above my bedroom--3631 Gunston Rd. in March.

The unit owner, Aracelie Castro, is a friend, and she's overseas for a few years, so these are new renters.

This was never a problem with Araceile, so I'm hoping you can help.

The renters do not have the required amount of carpeting and padding in their downstairs--which is right above my bedroom.
And they have a dog who runs around, bangs/draggs the furniture, plays with loud toys, etc on their main floor, all night long (3am, 5am, etc.)

I spoke to Aracelie's property manager a few weeks ago and knocked on renters' door several times, and asked them to keep the dog upstairs overnight. Chris seemed to hear me and was nice about my request, but there were at least 3 days this past week when the dog was running around downstairs starting at 4am.

And, I don't think the noise will be reduced until they address the carpeting issue.
Can you look into this and ensure they meet the standards?

Happy to chat with you about this further--and you're welcome to come to my place to hear the level of noise for yourself.

Thanks so much for your help to address this.
--Tara

Tara Greco
3635 Gunston Rd.
tara.greco1@gmail.com
703-623-7035 mobile

1-U52901	50406	4/18/2019	21 days 23 hours
-----------------	-------	-----------	------------------

Plaster Inspection

1400 Martha Custis - Bathroom ceiling has cracks - schedule with H/O

1-U53504	45638	4/8/2019	4/25/2019	31 days 21 hours
-----------------	-------	----------	-----------	------------------

Plaster inspection - 3735 Lyons Ln

3735 Lyons - bathroom ceiling was just repaired but now the shower wall has paint peeling - scheduled for Friday 04/12/19 - 9:00- 10:00

1-U53701	52357	4/23/2019	17 days 1 hour
-----------------	-------	-----------	----------------

Question and Request

The hedge next to our patio has become thin in places. We'd like to plant some of the same type bushes (privet hedge) in those places . Is this something PFF can do or is it our responsibility?

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
1-U54301	57194	5/1/2019		8 days 21 hours	

label is missing outside of electric meter. 3757 GUnstonrf

something is liivngdown in the meter box, and the meter box is not properly

1-U54404	61532	5/8/2019	5/10/2019	1 day 18 hours	
-----------------	-------	----------	-----------	----------------	--

trim back ivy and greenery for bait station access

trim landscaping for bait stations.

1-U54505	49423	4/16/2019		23 days 22 hours	
-----------------	-------	-----------	--	------------------	--

evidence of water seepage in wall, caulking outside window ledges against interior wall leak, and turn on outside water hydrant

To Whom it May Concern:

1. the interior lower back wall of my master bedroom closet (against far left corner of room) is showing evidence of water damage. I had the closet completely repaired and painted a year ago. There are some large bubbles in the paint.

2. the outside window sills on my windows are coming uncaulked particularly one outside my living room window. Please repair so that there won't be interior wall damage.

3. please turn on the water hydrant next to the crawl space access below this window area.

Thank you so much.

1-U54505	54485	4/26/2019		13 days 20 hours	
-----------------	-------	-----------	--	------------------	--

Drain clogged in front of unit

Drain pipe in front of unit is blocked and all of the water is backing up and flooding the front of the unit outside. Clean drain pipe.

1-U54703	60675	5/7/2019	5/9/2019	2 days 21 hours	
-----------------	-------	----------	----------	-----------------	--

Plaster inspection

3713 Valley - water marks on the ceiling in the living room, where the ceiling meets the wall above the railing going up the stairs. The exterior wall of the living room was repaired last month from moisture coming in through the bricks along with the living room ceiling, the ceiling in my bathroom has been peeling for a few weeks now also. H/O home Thursday 05/09/19 if can do then great - if not then schedule.

1-U54703	49883	4/17/2019		23 days	
-----------------	-------	-----------	--	---------	--

bushes

3713 Lyons - privacy hedges are both sides of unit need to be pruned and also someone put blue rope across them which needs to be removed

1-U54704	60525	5/7/2019		2 days 23 hours	
-----------------	-------	----------	--	-----------------	--

bushes

trim privacy hedges that are over grown between this unit and 3713

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
1-U54802	54204	4/26/2019		14 days 1 hour	

Landscape (flooding, mud, and dirt in front of unit)

In front of this building the owner put in a work order in the fall. There is a hill full of mud, dirt and when it rains it floods. There isn't anything planted.

1-U54901	59965	5/6/2019	5/9/2019	3 days 20 hours	
-----------------	-------	----------	----------	-----------------	--

Tree inspection-3701 Lyons Lane

I see that trees are being inspected now, and request the one in front of my unit be inspected for possible removal. With each storm it loses branches large enough to seriously injure someone if hit, and last spring caused tile damage to the roof that ultimately led to water damage in the front bedroom and closet.

This is the large maple that grows from the primary front yard space of 3701 Lyons Lane, and overhangs the roof. Please contact me with any questions by texting to 703-944-8811.

Thank you,

Mark McDill

1-U55002	59728	5/6/2019	5/10/2019	3 days 22 hours	
-----------------	-------	----------	-----------	-----------------	--

Plaster repair and moisture in ceiling in small bedroom at 3747 Gunston Rd

Plaster repair on bedroom ceiling and moisture coming through. Inspect attic too. Inspect and repair. Okay to enter and no pets. We have a key.

1-U60203	27715	2/25/2019	3/15/2019	73 days 22 hours	
-----------------	-------	-----------	-----------	------------------	--

irrigation

meet with homeowner to discuss what can be done to alleviate the standing water at unit. also check roof for missing tiles a branch knocked off. also may have damaged gutter. call or email to schedule

1-U60305	48337	4/13/2019	4/17/2019	26 days 20 hours	
-----------------	-------	-----------	-----------	------------------	--

Request to plant grass or ground cover

Hello! The front yard of the building is very sparsely planted with grass. I believe this was caused by a lot of work being done in my unit last year. Lots of workers going in and out.

Since there is so little ground cover, when it rains, the dirt is washing off onto the sidewalk.

Can the landscape folks please

- plant grass or ground cover (it can be ivy or anything used elsewhere in Parkfairfax)
- perhaps put down mulch for now near the sidewalk so the dirt doesn't wash onto the sidewalk.

Thank you! Laura Schoppa, owner of 1020 Valley Dr. p: 571-213-2812

1-U60505	60655	5/7/2019	5/13/2019	2 days 21 hours	
-----------------	-------	----------	-----------	-----------------	--

inspection of the attic for 2019 inspection / water damage living room ceiling and window sill - 1110 Valley Drive

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

inspection of the attic / water damage to the living room ceiling and window sill. Waiting on confirmation to enter Monday - 5/13/19

1-U60705 27663 2/25/2019 74 days

flooding

back yard floods easily - inspect and remedy please

2-U30205 54488 4/26/2019 13 days 20 hours

Flooding in front of unit

Flooding in front and path leading up 1809, the water doesn't drain during rain, it's standing water 2-4 inches in some areas.

2-U30401 48953 4/15/2019 4/19/2019 24 days 20 hours

plaster damage in the kids bedroom- 3400 Martha Custis

Please inspect kids bedroom for possible water leak from roof. If water is no longer leaking please repair ceiling, plaster and paint.

Tenant says his wife will probably be home, please call for a visit at 202-830-5777

no pets,

only children with nap time restrictions

2-U30504 54756 4/27/2019 13 days

Roof Leaking and Squirrels

The roof is leaking in the kitchen and the dining room. I have water damage in the kitchen over the sink and in the dining area by the wall. There is also a crack in the bedroom that I would like inspected. I can also hear squirrels in the attic still.

2-U30504 61184 5/8/2019 2 days

moisture inspection

3578 Martha Custis - There has been water leaking in the roof and causing damage to the ceilings in the kitchen and the dining room area.

2-U30604 60826 5/7/2019 2 days 19 hours

USP Special for May 2019

#2 Traditional Bathroom Faucet \$115.00

2-U30605 39701 3/27/2019 4/25/2019 44 days 2 hours

Ceiling in bathroom above tub is leaking -3416 Martha Custis

Ceiling in bathroom above tub is bubbling. Happened over a year ago, a unit is located above. (3418 Martha Custis)

Cats inside, please do not leave door open.

Keys on file, come anytime. 571-435-3332- She must call neighbor MUST call neighbor to schedule first.

2-U30704 51738 4/22/2019 5/8/2019 17 days 23 hours

Hornets nest removal-3564 martha custis

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

3564 MCD - remove hornets nest at top left corner of front door

2-U30902 42804 4/2/2019 5/1/2019 37 days 21 hours

Grout bathroom floor. - 3546 MCD

Grout bathroom floor. Please have Jennifer to contact our tenant. AA

2-U30903 57775 5/2/2019 8 days

Trim tree branches by unit and landscape the front of building

There is a shared tree in the middle of the courtyard and the branches have overgrown, please trim branches. Also front of her building floods when it rains and there is nothing but dirt and mud. Please resolve flooding and plant grass in area.

2-U30903 57906 5/2/2019 5/17/2019 7 days 22 hours

Tree Trimming

Large tree in the common area in the front of the building needs to be trimmed.

2-U30903 57945 5/2/2019 7 days 22 hours

Tree Trimming

Large tree in the common area in the front of the building needs to be trimmed.

2-U31002 54508 4/26/2019 13 days 19 hours

Bush falling onto porch

Hi! There is a rather large bush that is falling over onto my porch. Is it possible to get it removed or at least cut back? It got damaged during a snow storm and now it's growing sideways onto my porch.

2-U31004 61859 5/9/2019 5/14/2019 1 day

water shutdown needed on 5/14- tuesday 3442 Martha

water shutdown request. for next Tuesday 5/14/2019

2-U31104 58470 5/3/2019 5/15/2019 7 days 1 hour Northern Va. Roofing

water damage along wall in kitchen damage -3542 martha custis

bottom floor unit. wall in the kitchen, above the sink, plaster is bubbling, back splash is pulling away as well. sink located below, potential mold issue. exterior wall on the outside. contractor says it's a stack pipe, please inspect. will be home today, if able to come by, 315-283-0608

2-U31104 61133 5/8/2019 5/9/2019 2 days 2 hours

Check crawl space for any possible leak - 3542 Martha Custis Drive

Check crawl space for any possible leak - 3542 Martha Custis Drive
(leak was repaired in Jan 2019 - wall reading 20% moisture)

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

2-U31203 41008 3/29/2019 41 days 20 hours

site lights

3454 MCD site light in rear of building is out

2-U31206 61939 5/9/2019 5/10/2019 23 hours

May Special

3458 MCD - replace bathroom faucet - scheduled for Friday 05/10/19 Afternoon

2-U31603 57833 5/2/2019 7 days 23 hours

Cracks in ceiling in living room at 3480 Martha Custis Drive

Cracks in the living room ceiling at 3480 Martha Custis Drive, Building 316. It is an upper level Monroe unit. Inspect and let owner know next steps. His number is

2-U31605 20841 2/4/2019 5/15/2019 94 days 19 hours

Paint Failure In Unit (dog in unit, coordinate with tenant or owner) - 3484 MCD - Tues-4/30-8am-11am

I have paint failure on the wall that adjoins another unit. The paint is chipping/flaking in the kitchen next to the oven/stove and on the wall in the dining room. This issue had been addressed previously ~3 years ago and it was determined that moisture inside the wall was the root cause of the paint failure.

2-U90306 61831 5/9/2019 1 day

mold

3575 M.C.D. - Mold in back bedroom/closet - If resident isn't home okay to enter - Let Guy know of outcome and next steps - Please do ASAP

2-U90402 57187 5/1/2019 5/8/2019 8 days 21 hours

Metal labels on electric meters- 3750 gunston

The electric meter label (Gold plate) OUTSIDE OF THIS UNIT is mis labeled, the proper label is on the neighbor's unit. please switch them accordingly.

2-U90501 60777 5/7/2019 2 days 20 hours

Downspout

3553 Martha Custis - downspout to the left of the door needs to be repaired/replaced

2-U90501 60780 5/7/2019 2 days 20 hours

peeling paint

3553 Martha Custis - check front door for peeling paint issues - let Guy know if this is us or H/O responsibility.

2-U90504 52306 4/23/2019 17 days 3 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Hole in building siding near gutter pipe

There seems to be a hole in the siding along the roof of building 905. It is a neatly cut out rectangle near the gutter drain pipe that runs between units 3559 and 3557 Martha Custis Drive. I worry that it is large enough to enable squirrels and birds to access the attic spaces.

Special request: If you do need to use a ladder to look at the hole or repair it, could you please be attentive to the plants on the ground between 3559 and 3557? I know that this might be a challenging request, but we've worked hard to get plants to grow. Thank you!

Also - I live in 3559 and you have permission to enter. Another neighbor lives in 3557 and you'll need to contact them accordingly.

2-U90504 59819 5/6/2019 5/17/2019 3 days 21 hours

Tree inspection

To Whom It May Concern,

I understand that part of the annual maintenance is to inspect and identify trees that may need pruning and removal. As you conduct this assessment, can you assess two trees near my unit?

One is between 3545 and 3547 Martha Custis Drive. My neighbor in 3547, Barbara Brogan, expressed concern about this tree but doesn't have Buildium to login, and felt that her other requests went unanswered. This tree looks to be growing rather close to the building and over the roof. It's also starting to extend across the common element over to the opposite building (905)

The other tree is at the end of building 905, near 3555 Martha Custis Drive. Many of the limbs of this tree seem to have died so it may need some cleaning up. I fully acknowledge that it was another neighbor, and not the residents of this unit that expressed concern about this tree.

Thank you very much!

2-U91001 43885 4/4/2019 36 days 1 hour

3732 Gunston Road - Water flow issue

I'm attaching some pictures to illustrate the water/drainage issue near my unit, 3732 Gunston Road, building 910.

Basically, the issue is that when it rains, water flows along Fitzgerald Lane, past 1601 Fitzgerald, down the slope and into my patio depositing mud and debris. It also flows along the side of the building and forms a big puddle on the sidewalk in front of my front door. In the winter, the water freezes, making things a little dangerous. I've tried planting ground covers and other plants on the slope, but they don't seem to hold the water back.

I'll send a separate email with photos of the weedy situation in back.

Trudy Góngora
3732 Gunston Road

2-U91001 43896 4/4/2019 36 days 1 hour

3732 Gunston Road - Weeds and bush issues

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

As I mentioned, there's a very overgrown area behind building 910 that needs attention.

The wild rose bush is choking the nandina in the hedge between the units. Ivy and other vines are all around the mulberry tree. I've tried to get rid of the vines, but they are too much for me.

Thanks in advance. If you need to reach me, my cell is 703-395-5194. I'm around most of the time during the day, so I'd be happy to talk to any of the landscape workers.

2-U91003 54234 4/26/2019 14 days

Ivy

Remove ivy from tree which is located behind 3734 Gunston

2-U91205 22682 2/8/2019 5/6/2019 90 days 17 hours Dynasty Community Services

paint and plaster repair bathroom area -1609 Fitzgerald lane

please schedule paint and plaster repair needed after exterior work was completed.

cat inside, please give tenant 2 days advance notice.

2-U91403 45541 4/8/2019 4/29/2019 31 days 22 hours Almo Construction Co. Neil

water leaking around A/C unit- 1620 Fitzgerald Lane

Please inspect A/C unit in master bedroom. water leaks down the wall through the floor. caused the floor to buckle last year. (This information is based on an article Mark Miller posted in the newsletter.)

No pets, no alarm, PTE

2-U91405 56607 5/1/2019 9 days 13 hours

Another leak

Good evening. The plaster work in my dining room looks great - thank you.

Unfortunately I noticed additional damage in my kitchen at the same location that was just repaired in the dining room. The paint is soft and bubbled up. Can I please schedule a tech to come back to look and repair? Thanks so much!

2-U91607 47860 4/12/2019 28 days

Attic Inspection

Hi -

Requesting rescheduling of attic inspection. The inspector was not able to access the unit earlier this week due to an issue with the door lock...that issue has been resolved.

Thanks

2-U91801 62486 5/10/2019 5/10/2019 2 hours

Bath tub clogged / not draining - 3720 Gunston Road

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Resident stating bath tub clogged / not draining - 3720 Gunston Road

Resident home to meet tech

2-U91904 28425 2/26/2019 72 days 16 hours

mud onto front walk up to door

Is there a way to keep the mud from running down on the sidewalk when it rains in the sidewalk leading up to our front door?

Thanks, Bill

2-U92206 44565 4/5/2019 4/22/2019 34 days 22 hours

retaining wall at the base of Mt Eagle between bldg. 922/924

Need to reset the line between woodlands and lawn and stop the dumping of trash/cuttings, and the retaining wall would help with erosion make it easier to grow grass in the yard and not make it muddy when it rains and would be clear it not a dumping area.

2-U92303 55749 4/29/2019 10 days 19 hours

Tree Branches at end of Building 923, Unit 3505 MC.

Roofing issue because of overgrown tree limbs.

Branches need to be cut so that they do not again cause problem

Work order for roofing problem just submitted. I neglected to put address.

Please add Building 923, Unit 3505 for Sue Sikes .

2-U92303 55746 4/29/2019 10 days 19 hours

ROOFING problem (cont'd) AT woods ABOVE dining room window NEAR kitchen

Roof - same area as before TREE BRANCHES HITTING ROOF AGAIN.

. Shingle standing up a few days ago but was hanging over edge after last storm.. Tree branches seriously hitting problem area.

Contractor worked on this same area months ago. Alonzo sent contract manager to check attic area. He said that it was dry. Recent attic check by staff did not find anything that day. I still see water/moisture issues inside.

I have not had inside wall repaired from last episode. This area is showing a little more cracking and paint failure so there is still an issue.

SO...the roof area above dining room toward kitchen is again in need of repair.

Assume this is an outside job. Let me know if you need to come in and we can schedule a time. I want to be here. Thanks

2-U92305 60620 5/7/2019 5/9/2019 2 days 21 hours

Pest Control for inside and outside unit at 3509 Martha Custis Drive

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Spray unit inside for roaches, ticks, spider crickets and ants (seen mainly in kitchen but treat entire unit), also spray outside around the perimeter of the unit (she is on the ground level). She has seen ticks inside unit. Call Leah Huber before entering unit, she has a dog at 407-760-6411

2-U92306 52612 4/23/2019 16 days 20 hours

Request to replace posts at back door

The white posts on either side of the back door have rotted from the bottom up and need to be replaced. It looks like the one further to the right of the door is made of material other than wood, so the request is to replace the ones that are rotting. Thank you very much .

2-U92401 33958 3/12/2019 58 days 20 hours

Plaster inspection

3648 Gunston - From W/O in TOPS - inspection was done (see below) but the point up was not. Please do exterior work and then plaster repairs.

window in living room on right hand side has water leaking from the bottom please inspect.

10/31/18 - update - resident reporting water spot / paint bubbling and felling off wall behind stove. - jjb

From hand written W/O - follow up for brick point up - given to Almo - follow up to repair plaster---Lamar

2-U92402 60519 5/7/2019 2 days 23 hours

Wasp nest

Wasp nest on outside bathroom window

2-U92402 60517 5/7/2019 5/10/2019 2 days 23 hours

Trees

1. Large dead branch hanging over parts of 2 patios.

2. Rat on patio. There are 2 holes he goes down. One is next to crawl space in building to the left and the other is under a bush in our back yard.

3. Holly tree branches are right next to our unit and blocking the windows

2-U92701 40938 3/29/2019 41 days 22 hours

Ivey

3433 MCD - remove all the Ivey behind unit

2-U92705 59439 5/6/2019 4 days 11 hours

Security Lights Out

Both Security Lights at end and rear of building were off this weekend.

Check breaker or re-lamp as necessary.

2-U92705 50520 4/18/2019 21 days 20 hours

north end of the building is badly in need of turf restoration - 3441 MCD

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

The north end of the building is badly in need of turf restoration.
Parkfairfax removed a fallen tree, with stump grinding, over a year ago,
but no effort was made to restore the turf after tree removal..

Also, a swale from the rear patio (drainage) in this area had been filled
in during turf restoration for repair of truck damage after a stoop replacement
project in building 925. The swale should probably be restored.

Please feel free to call (703-855-4007) if you have any questions.

Thanks.

Tom Wisnowski
3441 Martha Custis Drive
Building 927

2-U92802 61146 5/8/2019 5/9/2019 2 days 1 hour

Request for exterminator - treat kitchen and outside of unit for palmetto bugs - 3616 Gunston Road

Last month my condo was sprayed for palmetto roaches. Hate to say this, but the roaches are back -- only noticed in the kitchen this time. I will make it a point to be here when the exterminator company returns. I just need a day and timeframe. Thank you SO MUCH! P at Miller, 3616 Gunston Rd. Bldg. 928. P.S. If they have time, may ask if they can spray the Laundry Room, too. It's downstairs. Probably not necessary until I see one in the LR.

2-U92802 60426 5/7/2019 3 days 1 hour

Pine Tree Evaluation

While at the association office, noticed a pine tree by 3320 Gunston Rd. that needs attention or an evaluation. It's not very healthy looking. Thank you!

2-U92802 61156 5/8/2019 2 days 1 hour

The drain going to the boiler room (Bldg. 928)

Am not sure which maintenance crew is responsible for cleaning the stairs and the drain at the bottom of the stairs (Bldg. 928 boiler room). Just a reminder that the area shouldn't be neglected -- many leaves and seeds have accumulated. Thanks you, from Pat Miller

2-U93401 56534 4/30/2019 9 days 16 hours Northern Va. Roofing

Broken roof tiles right side of the building - see map

Broken roof tiles right side of the building - see map

2-U93605 53753 4/25/2019 14 days 22 hours

Finish work started on walkway last year

Juan still hasn't completed the work on my walkway that he started a year ago. It's hazardous (pavers piled up), and very muddy because the pavers he put in have sunk down below the surface.

2-U93802 41764 4/1/2019 4/5/2019 39 days 3 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

3514 Valley Drive

Damaged flooring in hallway and bedroom. Please have Dexter to take a look at this issue and repair ASAP. Please contact unit owner to schedule time/date to enter. AA

2-U93802 57296 5/1/2019 5/6/2019 8 days 19 hours

Reinstall threshold - Monday -May 6th after 9am - 3514 Valley Drive

Reinstall threshold - Monday -May 6th after 9am - 3514 Valley Drive

3-U10201 30714 3/4/2019 4/12/2019 66 days 18 hours

bushes

3245 - Gunston - bushes in front are either dying or missing

3-U10201 58439 5/3/2019 5/7/2019 7 days 2 hours

Poison Ivy/Oak-3245 Gunston rd

In the dying bushes in front of our house (see other request about dead/dying parkfairfax landscaping) the bushes are infested with poison ivy/oak. There are children in the neighboring units, so want to have this treated as soon as possible. Thank you!

3-U10304 32859 3/9/2019 62 days 13 hours

3218 Wellington Road—exterior chandelier See #0022102

Not sure if you saw my 2/27/19 reply to #0022102:

Yesterday, 2/26/19, Rush (work order #105084) spent many hours trouble shooting, and found a way to get the chandelier light to work. We turned the light on last night, overnight, and it worked. This evening, 2/27/19, at 6:30pm, we turned the front chandelier light switch to on and the outside chandelier gave off a constant strobe light effect. Please send someone back out to determine & resolve the problem(s). Thanks! Mary

3-U10304 58267 5/3/2019 7 days 14 hours

Reference closed request titled "3218 Wellington Road - Chandelier light not working"

As of today, 5/2, exterior chandelier light not working.

Switches work on inside light, sometimes, but not as it should.

Help! Please bring someone to fix this immediately.

The dim lightbulbs installed from last week's (?) fix, when working, were rather useless in providing light.

If no one is home, the electrician may get the key from PFFX. Top lock only. No alarm. No pets.

Thank you for your immediate attention to this frustrating electrical issue.

Mary

3-U10304 24377 2/14/2019 5/8/2019 84 days 23 hours

dead bush

Per staff - replace dead bush in front of porch

3-U10504 51777 4/22/2019 4/23/2019 17 days 23 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Pest Control for Squirrel in attic

Find the hole where the squirrel in the attic is coming through and plug up and also reset trap. Owner can hear it running around.

3-U10801	33447	3/11/2019	5/8/2019	59 days 22 hours	Northern Va. Roofing
-----------------	-------	-----------	----------	------------------	----------------------

Realign gutter on left side of building leaking bad at miter - 3213 Gunston Rd

3-U11402	49538	4/16/2019		23 days 20 hours	
-----------------	-------	-----------	--	------------------	--

plaster and paint repair

Last month, there was a lot of work for mold in my attic. As part of the work a lot of equipment was brought in and as a result there was some damage done to my plaster and paint. I was able to address some of the it but I need the plaster on the ceiling of my second floor hall to be patched and for my front door to be touched up (there is white paint on it). Please see the attached two photos. I don't think this would take much time but since I have a dog, I would like to have the work scheduled. Please feel free to email or call me at jmcc lure540@gmail.com and 703-998-5180. Thank you.

3-U11605	59608	5/6/2019		4 days	
-----------------	-------	----------	--	--------	--

Squirrels in Attic

Good Morning,

We have squirrels coming in and out of our attic. We had put in a work order for a trap to be placed in our attic and for any entrance hole s to be repaired. There was no indication that the work order was fulfilled. We did not get a follow up message, no tag was left on the d oor, and we did not see a trap in the attic. The problem is continuing. I know there is work being down in attics across the neighborhoo d. Would it be possible to get a trap regardless and to have someone come and look at filling possible entrance spots?

Thank you,

Mary Kolodne

1109 Beverley Dr.

3-U11605	61313	5/8/2019	5/10/2019	1 day 22 hours	
-----------------	-------	----------	-----------	----------------	--

Tub Leak- 1109 Beverly dr

To Whom it May Concern,

We had a leak in our tub coming through the ceiling in our kitchen and previously put in a work order. We were told by PF that the tub shoe has rotted out and is causing the leak. We were also told that it's the home owner's responsibility to replace the overflow pipe. I would like another opinion for PF. The tub shoe is original to the condo. It was never replaced. I do not understand how this falls on the homeowner to fix. I apologize for not responding sooner when we initially put in the request. Please advise if it would be easier for us to call someone at PF to talk or to meet in person. If someone is to come out I would like to make sure my husband and I are home. maybe Alonzo could come out.

Thank you,

Mary Kolodne

3-U70102	12885	1/8/2019		121 days 22 hours	
-----------------	-------	----------	--	-------------------	--

3403 Valley Drive - Water pooling on walkway to unit

When it rains water pools onto walkway because lack of grass in surrounding areas

3-U70601	54387	4/26/2019	5/1/2019	13 days 22 hours	
-----------------	-------	-----------	----------	------------------	--

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

moisture inspection

3301 Valley - inspect under kitchen sink and cabinets for moisture intrusion and mold - rotted wood etc. - exterior was weather proofed but might still need something or could be damage from previous issue. - schedule with H/O

3-U70802 49558 4/16/2019 4/23/2019 23 days 19 hours

erosion issues

3241 Valley Drive - Meet H/O to discuss erosion issues and other issues. Scheduled for Tuesday morning 04/23/19

3-U71202 52638 4/23/2019 5/13/2019 16 days 19 hours

Foundation cracks

I have about 20 foundation cracks that need to be fixed please.

Address: 3215 Valley Dr, Alexandria, VA 22302

I have a small cat

I can be reached at 703-963-4505

3-U71205 59985 5/6/2019 5/7/2019 3 days 20 hours

Treat kitchen and bathroom for palmetto bugs / roaches - 3221 Valley Drive

Treat kitchen and bathroom for palmetto bugs / roaches - 3221 Valley Drive

Dog created in bedroom / door will be unlocked permission to enter unit.

3-U71206 53811 4/25/2019 5/8/2019 14 days 21 hours

repair settlement cracks in living room closet/ wall / master bd closet - 3223 Valley Drive

repair settlement cracks in living room closet/ wall / master bd closet - 3223 Valley Drive

3-U71303 51703 4/22/2019 5/1/2019 18 days

Mold Found During Attic Inspection

Mold found across the whole attic during inspection, please inspect and remove mold. Okay to enter the unit after being called, tenant would like to be home. She has cats. Please call and schedule a time. 703-597-4851 (Melissa is the tenant). The owner is out of town a lot.

3-U71405 47856 4/12/2019 4/12/2019 28 days

Mulching

Community re mulched over the flowers that resident planted - please get the mulch off of the plants - please do today so resident can finish yard work.

3-U71405 48812 4/15/2019 4/16/2019 24 days 22 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Resident still having heavy rodent activity - 3209 Valley Dr

Resident still having heavy rodent activity - 3209 Valley Dr / PLS MEET RES TUESDAY 4/16/19 8AM - 9AM.

Possible area(s) sealed by Dynasty has reopen from the exterior side.

3-U71502 43925 4/4/2019 36 days

3526 Gunston Road - Wants area around building to sodded

tenant wants area around building to be sodded and grass seed planted. also in front of 3500 Gunston as well

3-U71801 24213 2/13/2019 85 days 17 hours

left v/m on 4/10/19 - Additional cracks showing inside this unit- 3212 Gunston Rd

There are cracks in my unit again. This is the building that went through the foundation work last year and all cracks were fixed. The cracks seem to be in new locations but they are growing. There are 2 big ones and some smaller ones I would like someone to please come look at them and schedule to have them fixed. I'm also wondering if this will continue. I was under the impression that the foundation work would solve the problem with cracks in the unit.

PLEASE CALL TO SCHEDULE.

3-U71802 46841 4/10/2019 4/16/2019 29 days 21 hours

Repair hair line crack above kitchen door - 3214 Gunston Road

Repair hair line crack above kitchen door - settlement building

3-U71901 54476 4/26/2019 13 days 20 hours

Disposal

3500 Gunston - Disposal is not working again - was just unjammed.

3-U71905 51016 4/19/2019 20 days 21 hours

front stoop

check out front stoop and see if it needs to be

3-U72204 62513 5/10/2019 5/14/2019 1 hour

treat for roaches upstairs and downstairs.

pest control needed for large roaches.
no pets, no alarm PTE

3-U72403 37136 3/20/2019 3/21/2019 50 days 19 hours

Spray for roaches 3252 Gunston

Spray for roaches inside this unit,
No pets no alarm ok to enter

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
3-U72502	59803	5/6/2019	5/8/2019	3 days 22 hours	

Water shut off requested by contractor for 3460 Gunston Rd for Wednesday, May 8th

Water shut off requested by contractor for Wednesday, May 8th in the morning.

3-U72603	41463	3/31/2019	4/30/2019	40 days	
-----------------	-------	-----------	-----------	---------	--

Outside pendant light

Hello - the pendant light outside my house, when turned on causes the circuits to blow inside my house in the living room.

I understand from Mark Miller that the outside pendant lights are handled by an external contractor. The light works but I can't turn it on or else everything in my living room goes out. I had previously submitted a request for the fix in January.

3-U72604	53970	4/25/2019		14 days 16 hours	
-----------------	-------	-----------	--	------------------	--

Evergreens all dead surrounding power box in the grassy area North East of 3264 Gunston Road.

Evergreens all dead surrounding power box in the grassy area North East of 3264 Gunston Road.

3-U72801	50511	4/18/2019	5/2/2019	21 days 21 hours	
-----------------	-------	-----------	----------	------------------	--

check crawlspace fro leaks- 3300 Gunston

Water Damage inside bathroom and kitchen area, please check crawlspace for leaks

3-U72906	50001	4/17/2019	4/23/2019	22 days 21 hours	
-----------------	-------	-----------	-----------	------------------	--

hose bib

3442 Gunston - hose bib needs to be replaced

3-U73001	61176	5/8/2019		2 days 1 hour	
-----------------	-------	----------	--	---------------	--

USP Front Porch Light/Fixture Replaced-3310 Gunston Rd

Front porch light needs to be replaced and possibly fixture, it's not working.

3-U73002	42844	4/2/2019		37 days 20 hours	
-----------------	-------	----------	--	------------------	--

Spray solution between walls to treat for mold - 3312 Gunston Road

Resident advised mgmt stated tech will spray solution between walls to treat for mold.

Alonzo pls contact resident @ 703-671-7291.

3-U73005	53158	4/24/2019	4/30/2019	15 days 22 hours	
-----------------	-------	-----------	-----------	------------------	--

Mice is in the kitchen-3318 Gunston rd

Please come and plug holes and check seals of pipes and crawl space. Ground unit, outside perimeter too for holes and treat unit.

No glue traps, cats in unit.

3-U73201	46116	4/9/2019		30 days 23 hours	
-----------------	-------	----------	--	------------------	--

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

settle crack in living room area - 3322 Gunston Road

settle crack in living room area - 3322 Gunston Road
PLS INSPECT ATTIC WHILE INSPECTING SETTLE CRACK

call - 703-671-0563 to sch apt.

3-U73205	57185	5/1/2019	5/3/2019	8 days 21 hours	
-----------------	-------	----------	----------	-----------------	--

security light outside fo the unit

Security light, located up high above front door to roof line. is out, and need t be replaced. ASAP

3-U73205	60583	5/7/2019	5/9/2019	2 days 22 hours	
-----------------	-------	----------	----------	-----------------	--

possible leak

3330 Gunston Road - H/O hears water running in wall and has drain flies - check crawl space and inside kitchen facing sink in dead spa ce area between cabinets. resident will be home Thursday if at all possible - If not call to schedule - 571.233.3580

3-U73301	53086	4/24/2019	5/8/2019	15 days 23 hours	
-----------------	-------	-----------	----------	------------------	--

Plaster inspection

3412 Gunston - H/O says her ceiling is sagging half inch. please inspect. See Guy for details - schedule with H/O

3-U73303	50490	4/18/2019		21 days 21 hours	
-----------------	-------	-----------	--	------------------	--

Roof./Cracks in Bathroom ceiling

Hello-
Seems like it's a never ending battle in this place. You guys fixed the roof and I was just up there to see if there was any mold growth... can't really tell...but one of my concerns is that I can see light in the center gable...so...perhaps missing tile?
Second...I do have new cracks in my bathroom...which was right beneath the area where the roof was leaking...what to do about that?
Third...I just noticed that I also have mold growth in the same line/corner...in the kitchen under the sink on the walls that are again in th e same corners. So.....tossing this off to you folks to figure out what this is all about.
On a side note...should I wait to remove the mold growth under the cabinets or leave it for you to see?

Thanks
Jocelyn

3-U73303	50825	4/19/2019		21 days 1 hour	
-----------------	-------	-----------	--	----------------	--

Chipping paint/rotten pillars at entry to breezeway-3416 gunston

Could someone please address the rotten wood that is at the entry point of the breezeway. During rain there tends to be a build up of mold outside. I doubt that my neighbor has addressed this but the entry looks awful with chipped paint and rotted wood.
Thanks

3-U73303	50829	4/19/2019		21 days 1 hour	
-----------------	-------	-----------	--	----------------	--

grass...

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

I realize that it may not be the right time in the season for putting grass down but the front area upon entry looks horrible. Lots of twigs ...sod....moss...not grass. Is there anything to do about this so that it does not look so much like I am entering a flop house;)

Thanks.

Jocelyn

3-U73505 52422 4/23/2019 16 days 23 hours

Attic Inspection (Reschedule)

Owner has a dog in unit and missed her inspection today. She will be home this Friday between 8:00-9:00am. If it can't be done this day then please let her know. 703-731-3079

3-U73603 40287 3/28/2019 4/18/2019 43 days 1 hour Northern Va. Roofing

3348 Gunston Road - roof leaking into attic

The landlord's handyman came by yesterday and went into the attic over the bathroom. He found that water is coming in near or at one of the joists, and it's affecting the bathroom ceiling. We would like Parkfairfax to deal with this before the attic inspection scheduled for late April.

I need to be here because of pets, but I have some days when I will be unavailable. Please call me at 703/549-2981 or text at 703/953-9268 to schedule a time. My landlord's name is Jay Greenbaum, and his cell is 202/316-0643.

3-U73703 49331 4/16/2019 5/8/2019 24 days

Bubbling by windows and cracking ceiling - 3380 Gunston Road

We previously put in a request because we noticed our gutters behind our house weren't draining correctly. They did come out and fix the gutters, however we're not sure if it's due to a leak or not but there's bubbling on top of our windows behind the paint. Also, not sure if it's due to settling or not, but we've got substantial cracking in the ceiling of one of our rooms. Thank you!

3-U73703 49839 4/17/2019 23 days 1 hour

Porch Lighting

I live in 3380 Gunston Road and share a hanging pendant light that is out. I do not have a ladder that would enable me to change the bulb. Please also check to ensure the wiring/switch are operable. I believe my neighbor also has a switch that controls the light and haven't ascertained if their switch has overridden my ability to control the light.

Thank you in advance.

Sincerely

Adam Klemm

3-U73705 60539 5/7/2019 2 days 22 hours

gutters

3384 Gunston - the gutters above this unit may need to be replaced - please inspect and check fascia/gutter trim for any opening/missing sections.

3-U73801 42714 4/2/2019 4/19/2019 37 days 22 hours

Please build additional kayak rack in Maintenance Yard.

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Please build additional kayak rack in Maintenance Yard.

3-U73803 50455 4/18/2019 21 days 22 hours

Inspect pool furniture / chairs / umbrellas at all pools per Alonzo

Inspect pool furniture / chairs / umbrellas at all pools per Alonzo

3-U73904 62519 5/10/2019 1 hour

tree

3374 Gunston - There is a half-fallen Redbud tree behind my unit (3374 Gunston Road) about a few meters beyond the patio, in the common area. It is only about 10 cm in diameter where it is snapped in half - but only half fallen over - this tree and its branches are hazardous to PEOPLE, CHILDREN who play back there, and PETS.

3-U80101 54800 4/27/2019 12 days 21 hours

Wood rot above back door/patio

I noticed that the horizontal trim between my ground unit and the unit above mine is wood rotted - not sure if that could cause water problems on the interiors or not

3-U80102 49057 4/15/2019 24 days 18 hours

Attic Inspection (reschedule)

Would like to be home for the next attic inspection. Maintenance could not get into her unit today, they didn't have both keys. Please call her with rescheduled date in advance so she can be home. Her cell phone is 703-201-1483

4-U20201 56915 5/1/2019 5/9/2019 9 days 1 hour

Security Light still off - 3rd request - 3100 Valley Dr

I believe a new fixture was installed but Security Light is still off. Maybe the breaker needs to be turned ON or Reset button needs to be pressed or even a voltage test needs to be performed. Please keep me informed. Thanks.

4-U20204 42238 4/1/2019 38 days 18 hours

3106 Valley - Attic Inspection rescheduling

Tenant states the key on file should work and only works for the top lock.

Call 2 schedule 301-646-7247

4-U20802 51961 4/22/2019 17 days 19 hours

Tree in front of 3118/3120 Martha Custis

We have a large oak tree in front of our building which was planted by Parkfairfax about 10 years ago. It is on the crest of the hill, where dirt continues to run off onto the sidewalk. And, the tree is losing its dirt. I raised this last May and someone was going to look it over and evaluate whether a box needs to be created to support the tree and prevent the runoff of dirt.

Now that there is a tracking system I want to ask about this again.

Thank you.

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
4-U20803	53216	4/24/2019		15 days 21 hours	Northern Va. Roofing

Extend gutter to building allowing to attach to downspout - see map

Extend gutter to building allowing to attach to downspout - see map

4-U20803	49623	4/16/2019		23 days 18 hours	Almo Construction Co. Neil
-----------------	-------	-----------	--	------------------	----------------------------

Leaking roof

After the last heavy rain I noticed the leak in 3122 MC (bldg 208) is leaking.

Thanks Paula

4-U21101	61504	5/8/2019	5/9/2019	1 day 18 hours	
-----------------	-------	----------	----------	----------------	--

move new bait station by the door, further away from the door. -1913 Quaker

move bait station by front door.

4-U21303	59953	5/6/2019	5/10/2019	3 days 20 hours	
-----------------	-------	----------	-----------	-----------------	--

Water Shut Off--3348 Martha Custis Drive

Water shut off for Friday, May 10th. Owner getting dishwasher installed.

4-U21403	59639	5/6/2019		4 days	
-----------------	-------	----------	--	--------	--

water pressure

3116 Ravensworth - check water pressure to unit - scheduled for Monday 05/13/19

4-U21501	61521	5/8/2019	5/14/2019	1 day 18 hours	
-----------------	-------	----------	-----------	----------------	--

trim greenery away from building.

trimm back greenery ivy and bushes from building. to install bait stations.

4-U21603	51911	4/22/2019	4/29/2019	17 days 20 hours	
-----------------	-------	-----------	-----------	------------------	--

Mold Removal in Attic - 3104 Ravensworth Place - lock box code # 2583

Please remove the mold in the attic at 3104 Ravensworth Place. Contact the owner to schedule.

4-U21903	59545	5/6/2019	5/7/2019	4 days 1 hour	
-----------------	-------	----------	----------	---------------	--

Squirrels in the attic (please set trap closest to the side where tree is) 1905 Quaker Lane

Owner hears a squirrel in the attic. Set a trap in the attic and look for holes and fill them. Okay to enter the unit.

4-U22605	62526	5/10/2019	5/10/2019	1 hour	
-----------------	-------	-----------	-----------	--------	--

tighten supply lines -3208 Martha Custis Drive

tighten supply line and put flange in leaving at 2:30 please come before then

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
4-U22801	42749	4/2/2019	4/5/2019	37 days 22 hours	
<i>Hole next to building, possibly rodent hole- 3212 Martha CUSTIS Dr</i>					
please investigate hole as seen in picture. possibly rodent hole. dust and treat.					
4-U22803	55679	4/29/2019	4/29/2019	10 days 20 hours	
<i>Faucet leaking (constantly running)</i>					
Faucet is constantly running while off. Please call before entering, 703-731-8132					
4-U22901	47981	4/12/2019	4/16/2019	27 days 21 hours	
<i>Termite treatment</i>					
Termite treat needed will occur monday 4/15/2019					
4-U22902	42016	4/1/2019	5/1/2019	38 days 22 hours	Northern Va. Roofing
<i>roof leak missing missing roof tiles - Replace / repair broken web board(s) - LAT THIS IS FOR WEDNESDAY-5/1/19</i>					
attic inspection occurred, and resident says tech stated there was water leaking from the roof area.					
wants be home, please call to schedule.					
703-931-0504 or cell 703-969-1184					
4-U22905	56945	5/1/2019	5/7/2019	9 days 1 hour	
<i>Inspect for squirrels in attic and seal holes/set a trap for 3244 Martha Custis Dr</i>					
Squirrels in attics, please inspect, seal holes and set a trap.					
4-U23005	42044	4/1/2019		38 days 21 hours	
<i>3232 MARtha Custis - Mulch gardens in front of unit</i>					
Tenant would like the gardens in front of his unit mulched.					
4-U81203	60073	5/6/2019	5/14/2019	3 days 19 hours	
<i>Mice is in the unit and outside and possibly in crawlspace--3304 Valley Drive</i>					
Need pest control to come out. Mice are actively in unit and there's a hole that needs to be plugged and could the crawlspace be checked as well and outside the unit. Treat and put down traps. Okay to enter. (Owner is out of town, please come Tuesday May 14th)					
4-U82004	34697	3/14/2019	3/14/2019	56 days 23 hours	
<i>Turn water back on in unit resident is returning to area -</i>					
Turn water back on in unit resident is returning to area.					
4-U82004	53215	4/24/2019		15 days 21 hours	
<i>Hole in fascia</i>					
There's a hole in the fascia on the back of our unit. Left corner under the gutter.					

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
4-U82201	60383	5/7/2019		3 days 2 hours	

shrubs

Also, please note that there are dead limbs in trees, in the back:

Looking at my unit, on the left side, 2nd floor. Also, looking from my back porch, towards the courtyard, 2 trees on the left both have dead limbs.

Lastly, at the front of the house, please advise the landscaper to NOT give flat tops any longer to any of the shrubs, especially to the right of the the door.

4-U82204	50995	4/19/2019		20 days 21 hours	
-----------------	-------	-----------	--	------------------	--

Attic Inspection (Reschedule)

Owner would like to be home during inspection. Please call with new date. There is a dog in the unit, please call 919-455-7271

4-U82402	53202	4/24/2019		15 days 21 hours	Northern Va. Roofing
-----------------	-------	-----------	--	------------------	----------------------

PER PKFX Missing roof Tile - 3202 Valley Drive

PER PKFX Missing roof Tile - 3202 Valley Drive

4-U82410	41833	4/1/2019	4/18/2019	39 days 1 hour	
-----------------	-------	----------	-----------	----------------	--

Water stain on kitchen ceiling from clogged pipe leaking upstairs unit - 3218 Valley Dr- meet-Wed. -4/3/19 - 830-1030am

Water stain on kitchen ceiling from clogged pipe leaking upstairs unit - 3218 Valley Dr

Pls meet resident Wed. 4/3/19 - 830 - 1030

4-U82410	42892	4/2/2019	4/18/2019	37 days 19 hours	
-----------------	-------	----------	-----------	------------------	--

Damage from Brick Point-up

The trim of my windows was damaged during the mortar repairs on the back of my building. This is the window at patio level of my unit.

4-U82410	59783	5/6/2019	5/9/2019	3 days 22 hours	Northern Va. Roofing
-----------------	-------	----------	----------	-----------------	----------------------

Roof Shingles and Cracked Slab

Please check slab cracked at front door to unit.

Shingle overhanging roof directly above front door of unit.

should not need to enter unit. please call/update request for access.

4-U82601	44968	4/6/2019		33 days 17 hours	
-----------------	-------	----------	--	------------------	--

Install Of New Spigot At Front Of Building 826 Between 3107 And 3109 Martha Custis

We are requesting a new spigot be installed at the front of building 826 between the front doors of 3107 and 3109 Martha Custis. This would support the watering of new plantings along the front of the building where four un-tended gardens were renovated. The resident at 3107 whose garden would contain the new spigot is in agreement with the installation.

4-U82601	44971	4/6/2019		33 days 17 hours	
-----------------	-------	----------	--	------------------	--

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Repair Loose Shutter At 3101 Martha Custis End Of Building 826 Second Floor

Please repair the loose shutter on the second floor at the end of Building 826 over the 3101 Martha Custis front door. This shutter has pulled away from the building at one corner and has become the home for a bird's nest causing a mess below.

4-U82601 37023 3/20/2019 50 days 22 hours

Building 826/824 Courtyard Needs Turf Replacement After Drains Work

The courtyard behind building 826 and 824 needs turn replacement in many areas after the drain replacements last summer. No repair at all was done to the destroyed turf after the drain pipe work was completed.

4-U82601 49846 4/17/2019 23 days

Roof Tiles Lost On End Of Bldg 824 Above 3200 Valley

Some roof tiles have been lost on the end of building 824 just above the end unit door of 3200 Valley Dr. - please make map for roofers

4-U82602 61270 5/8/2019 5/9/2019 1 day 23 hours

rodents

3103 M.C.D. - treat unit for mice

4-U82801 49778 4/17/2019 4/24/2019 23 days 5 hours

Hello. On 3/22 I dropped my KEY off with RJ @ Home Office with my ATTIC Form as you requested for entrance to my home 4/16/.

I arrived home last night and was, quite frankly upset to receive a door knob note stating they were unable to attend to this planned date as they had NO Key.

Naturally, it is an unsettling feeling indeed to think there's a marked key with my address for my home.

Please advise via email if you have my key.

Thank you.

Amy L. Thomas

3123 Martha Custis Dr. 978-314-4543

4-U83101 38600 3/25/2019 45 days 23 hours

3301 Martha Custis Drive - Wtaer damage and mold issues

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Per tenant

Arjay:

As you requested I am sending you pictures of problems occurring in and around my Lincoln Unit at 3301 Martha Custis Dr.

The attachments will show: the mold around the outside of the windows; the mold that comes into the room around the air conditioning unit (perhaps it is not installed correctly?); **the seepage from the above unit which is coming through my ceiling*; and a recurring problem which has been somewhat addressed in the past, yet is still bothersome--when there is heavy rain the side walk into my unit floods; there was extensive work done to drain it, but it is always getting clogged. On Thursday night when the flood waters were rising, Dexter came and tried to assist with the drain;he eventually brought sand bags, as the water was rising up to the door; the picture of the debris left after the water finally drained is included.

I really appreciate your attention to these matters.

Thank you,

Kelley Weissenborn

703-548-2951

**most disturbing, as I am unable to deal with this situation*

4-U83102	61415	5/8/2019	5/20/2019	1 day 20 hours
-----------------	-------	----------	-----------	----------------

Once CLS has cut the grass in rotation PKFX (Donald) will aerate and seed area. - 3303 MCD

Once CLS has cut the grass in rotation PKFX (Donald) will aerate and seed area.

4-U83208	49799	4/17/2019		23 days 2 hours
-----------------	-------	-----------	--	-----------------

seeding and dead bush removal

Hoping to get on the list to have the front and back yards reseeded at 3155 Martha Custis Drive, per below items from last year. The grass never took off. Also, there are (3) large bushes in the side yard are dead and need to be removed and replanted if possible.

Drainage is an issue directly in front of our front porch and to the right of our neighbors on the common walkway. Both are slip hazards after rain of snow.

4-U83404	18398	1/28/2019	4/15/2019	101 days 21 hours	Northern Va. Roofing
-----------------	-------	-----------	-----------	-------------------	----------------------

3207 Ravensworth Place - Bedroom ceiling has severe cracking

Tenant states bedroom ceiling has severe cracking

call b4 entry

4-U83604	47343	4/11/2019	4/16/2019	28 days 22 hours
-----------------	-------	-----------	-----------	------------------

last week ant treatment did not work very well-3219 Ravensworth

Please thoroughly treat for ants, Cat will be put away. Last treatment did not work very well- please use a different chemical

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
4-U83803	49544	4/16/2019		23 days 19 hours	

Inspect area(s) of erosion at the front of the building - 3229 Ravensworth Place

Inspect area(s) of erosion at the front of the building - pictures are attached.

Resident email below

Bare patches in the grass have gotten bigger. So much of the dirt has washed away that the patches of grass are almost an inch above the dirt. There is so much erosion that I think sod is needed rather than grass seed.

I hope that Parkfairfax can help.

4-U83803	56390	4/30/2019	5/8/2019	9 days 19 hours	
-----------------	-------	-----------	----------	-----------------	--

Possible Carpenter bees near roof

Resident reporting possible carpenter bees near roof.

4-U83803	57939	5/2/2019	5/7/2019	7 days 22 hours	
-----------------	-------	----------	----------	-----------------	--

Gutter over flowed causing damage in off bedroom and dining room pls inspect- 3229 Ravensworth Pl

Gutter over flowed causing damage in off bedroom and dining room pls inspect - 3229 Ravensworth Pl.

4-U83903	59979	5/6/2019	5/9/2019	3 days 20 hours	
-----------------	-------	----------	----------	-----------------	--

Exterior paint failure--1604 Ripon Place

Please inspect wood surround at front door for rot at bottom, and paint failure throughout.

1604 Ripon/#839

4-U84102	52029	4/22/2019	5/16/2019	17 days 18 hours	
-----------------	-------	-----------	-----------	------------------	--

Cracks by the window on the second floor on the inside and stairs (inside)

Owner would like an inspection of a big crack by the window on the second floor of her unit and crack along the stairs. Would like to be home for inspection, owner does have a dog. Her number is 917-627-7134 and her name is Alexandra.

4-U84105	50443	4/18/2019		21 days 22 hours	
-----------------	-------	-----------	--	------------------	--

Requesting Thorough Attic Inspection (Please call him before entering 703-975-1072)

Maintenance came but wants a thorough attic inspection. He said someone came in while he was sleeping, when he woke up he saw someone just open and close the attic door and did not do an inspection. Please call before entering unit.

4-U84201	59078	5/4/2019		5 days 20 hours	
-----------------	-------	----------	--	-----------------	--

Wasp or Bee Hive

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Hi,

Thank you for spraying for the carpenter bees recently at 3218 Ravensworth Place. I just noticed today that there's (what looks like) the beginnings of a wasp hive outside my back window, second floor, backside of the building. Could you please remove it?

Please let me know if you have any questions about this request.

Lori Rhoades

ljr303@hotmail.com

703-501-8097

4-U84404	57503	5/1/2019	8 days 15 hours
-----------------	-------	----------	-----------------

Request to Replant New Shrubs

Several shrubs around the transformer, and near the tot lot behind my unit (3214 Ravensworth) have died. I request that the Landscaping replant new ones, which can survive the summer heat.

4-U84601	59294	5/5/2019	4 days 21 hours
-----------------	-------	----------	-----------------

Rear House # Placard Fell Off

Hello,

The rear house # placard fell off this week for 3200 Ravensworth Pl. I'm not sure how these are supposed to be attached to the building, so it's just tucked on the rear patio table at the moment.

Thank you.

4-U84601	59293	5/5/2019	4 days 21 hours
-----------------	-------	----------	-----------------

Grass really in need of replanting and/or sod

Hello,

There is some really sad looking grass on the front of building 846 (in front/near the 3200 Ravensworth Pl. Unit). The current species has as previously invaded my gardens to the point of choking out other plants, as it produced almost vinelike extension. It appears largely dead this year, which is a blessing. Could this area please be dug up/reseeded or sodded?

Please see images attached.

4-U84602	40886	3/29/2019	5/8/2019	41 days 23 hours
-----------------	-------	-----------	----------	------------------

Plaster inspection - 3202 Ravensworth Place

3202 Ravensworth - inspect unit for moisture & mold issues - see W/O's from TOPS for work history - scheduled for Tuesday 04/02/19 - between one thirty & two

4-U84602	43520	4/3/2019	4/5/2019	36 days 19 hours
-----------------	-------	----------	----------	------------------

Ivy needs trimming for Rodent stations-3202 Ravensworth

Please trim the ivy along the perimeter of this building. Ivy over growth does not leave room for rodent boxes to be properly placed down and maintain

4-U84602	61516	5/8/2019	5/14/2019	1 day 18 hours
-----------------	-------	----------	-----------	----------------

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

trim additional foliage, ivy, and bushes around building for pest control

please trim surrounding area at least 1 year between building and bushes. to install more bait stations.

4-U84701 50084 4/17/2019 22 days 19 hours Northern Va. Roofing

Entire roof needs plywood/paper/tiles replaced - large hole

Per PKFX inspector entire roof needs replaced

4-U84703 56958 5/1/2019 9 days

Per PKFX NVR to inspect entire roof for repairs / replacement

Per PKFX NVR to inspect entire roof for repairs / replacement

Jose - NVR and tech from PKFX is meeting resident to inspect roof

4-U84704 53206 4/24/2019 15 days 21 hours Northern Va. Roofing

Per PKFX NVR to inspect entire roof for repairs / replacement

Per PKFX NVR to inspect entire roof for repairs / replacement

4-U85002 53179 4/24/2019 5/1/2019 15 days 21 hours

paint rear thrus-hold per h/o - 3213 MCD

paint rear thrus-hold per h/o - 3213 MCD

4-U85004 60859 5/7/2019 2 days 18 hours

Building roof damage

During the annual attic inspections, I was informed the roof of our building has a cracked board. If you climb up the attic ladder, straight ahead you will see the damaged roof board. I've attached a picture showing the damage. During weekdays I can be reached at 571-372-4754, or email is best - please let me know when you plan to visit.

5-U20302 58109 5/2/2019 5/20/2019 7 days 19 hours

mold in attic-1927 Quaker lane

Please clean mold in the attic, see if you can find out where it's coming from.

Dog inside, able to coordinate, please call before coming. 757-714-6637

5-U20501 43938 4/4/2019 36 days

Leaky Faucet

Bathroom Faucet is leaking. We do have dogs and would like to be present during repair. My husband's cell phone # is 703-946-5484.

5-U80302 52814 4/23/2019 16 days 15 hours

Squirrels in attic

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

There are squirrels living in the attic in 3315 Coryell Ln and perhaps in the other unit next to mine . I saw one today after investigating when hearing noises upstairs .

5-U80302 56559 4/30/2019 5/9/2019 9 days 16 hours

Roach spraying-3315 Coryell lane

Please treat condo for roaches this week . Please spray around outside of front door as well . There are no pets .

5-U80404 50859 4/19/2019 4/24/2019 21 days

Bees found inside the unit- 3307 coryell ln

bees are found inside unit. upstairs in hallway window. okay to enter anytime. 703-868-7429

5-U80606 43553 4/3/2019 4/5/2019 36 days 18 hours

Squirrels in Attic - 3310 Coryell Lane

Tenant saw squirrels in the attic. We sealed an entry point last month but squirrels are still getting inside. Please check the attic and the adjoining attic for entry points and place trap in the attic. Tenant gave permission to enter the unit on Thursday, April 4th or Friday, April 5th.

5-U81103 51604 4/22/2019 4/24/2019 18 days 2 hours

evergreen tree between 1648 and 1650 preston rd

please inspect Evergreen tree, all needles are gone since friday,

5-U81105 47675 4/12/2019 4/12/2019 28 days 14 hours

drop some mulch and straw off to resident - 1652 Preston Road

drop some mulch and straw off to resident - 1652 Preston Road

5-U81105 56076 4/30/2019 10 days 1 hour Northern Va. Roofing

Leaking Gutters Damaging Internal Wall

We have two sets of problems with our gutters at 1652 Preston, Building 811.

The rear gutters are ineffective and allow water to run down the building side and windows in the corner of the back. We have put in a work order for this problem before, but all that has been done is cleaning the gutter. That has never fixed the problem. Something is wrong with the gutter. We now have bubbling of the paint on a wall in that corner (See attached video)

In the front, the gutters appear to be pitched wrong and water overflows them when it rains. (See attached video)

5-U81301 56536 4/30/2019 9 days 16 hours

Poison Ivy removal

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Hello I have found poison ivy along the stairs leading to my building, in the front, side and back flowerbeds.

I have circled the areas where I believe I found poison ivy in the flower beds in the attached photos.

The ones along the stairs are on along the cement framing for the stairs going up the my building.

5-U81302 57251 5/1/2019 5/24/2019 8 days 20 hours

Tree Stump Removal at 1658 Preston Rd

Tree was cut down but the tree stump was never removed. It's at waist level currently. Follow up with owner Claire at 202-870-3595 about next steps. Stump is rotting.

5-U81304 62511 5/10/2019 5/14/2019 1 hour

water showing up at door on first level, towards patio-1662 preston

please investigate leak appearing at ceiling at the patio level.

no pets, or alarms- call first- tenants Todd Driscoll (left a message for a return call)

5-U81701 54283 4/26/2019 13 days 23 hours Northern Va. Roofing

replace missing roof tile - 1722 Preston Road

replace missing roof tile - 1722 Preston Road
No interior water repairs needed.

5-U82101 59090 5/4/2019 5 days 20 hours

Slumping hillside between bldg 821 and 819

The sloping yard between 821 and 819 is slumping - this has progressed every year in the last 3 with the last year (and the rain) being the worst.

This has resulted in the stoop and sidewalk cracking along 819. This also has resulted in the flooding of the yard between the two buildings during all but light rains.

I have put up garden edging to keep the flooding away from 821 as far as possible. I believe the hillside likely requires active draining like a french drain to move water away from this narrow spot or a level of terracing between the buildings or both.

Best,
Kevin

5-U82104 54303 4/26/2019 13 days 23 hours Northern Va. Roofing

Replace pipe collar between 1748 and 1750 Preston Road

Replace pipe collar between 1748 and 1750 Preston Road

5-U93501 40029 3/27/2019 5/8/2019 43 days 19 hours

bait stations needed outside of this building

set or check bait stations outside of this building

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
5-U93503	57743	5/2/2019	5/2/2019	8 days 1 hour	Northern Va. Roofing

Locus tree limb fell on rear / middle of roof causing broken roof tiles - 1625 Mount Eagle Place

Locus tree limb fell on rear / middle of roof causing broken roof tiles - 1625 Mount Eagle Place

5-U94904	49801	4/17/2019	4/24/2019	23 days 2 hours	
-----------------	-------	-----------	-----------	-----------------	--

New bait boxes needed around this building. -949

please place a box between 1527 and 1529 #949

dust and fill back burrough holes around this building as well.

5-U95002	61971	5/9/2019		22 hours	
-----------------	-------	----------	--	----------	--

outside spigot

The outside spigot that was recently installed was working earlier this year but now is not.

5-U95005	51659	4/22/2019	5/6/2019	18 days 1 hour	Almo Construction Co. Neil
-----------------	-------	-----------	----------	----------------	----------------------------

Plaster inspection

1653 Preston - Inspect for cause of moisture intrusion around A/C in living room - Scheduled for Thursday morning - 8-11

5-U95008	23785	2/12/2019	3/20/2019	86 days 19 hours	Northern Va. Roofing
-----------------	-------	-----------	-----------	------------------	----------------------

water damage is in the living room on the wall between two windows. -1659 Preston Road

water damage is in the living room on the wall between two windows. There is green growth (moss?) outside on that wall.

I will not be home, so I have put my dog in the bedroom.

5-U95008	61634	5/9/2019	5/14/2019	1 day 14 hours	
-----------------	-------	----------	-----------	----------------	--

rodent in unit-1659 Preston rd

A rodent (probably a rat) has found its way into my unit over the past few weeks. It has chewed things in my unit, I have found dropping s, and I hear it in the walls between my unit and the ones next to/above me. I put mouse traps out, but they have not caught anything.

Please do not use poison.

I also have a dog, so if you need to enter my unit, please let me know so I can make sure she's secured and doesn't get in your way.

Thanks!

5-U95103	59688	5/6/2019		3 days 23 hours	
-----------------	-------	----------	--	-----------------	--

Reset trap for squirrel at 1513 Mount Eagle Place

Reset trap for squirrel, he set it off but is not in the trap. Okay to enter

5-U95104	60477	5/7/2019	5/8/2019	2 days 23 hours	
-----------------	-------	----------	----------	-----------------	--

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Leak

1515 Mount Eagle - leak in kitchen ceiling

5-U95403 56919 5/1/2019 5/2/2019 9 days 1 hour

Delivery 2 dehumidifiers to - 1673 Preston Road

Delivery 2 dehumidifiers to - 1673 Preston Road

5-U95804 55423 4/29/2019 10 days 23 hours

Shrubbery Advice

Resubmitted via Buildium!

Would truly appreciate some expert advice on the dying shrubbery separating my patio (1717 Preston) from that of my neighbor (1715).

When I purchased my unit in 1978 a healthy row of tall privet hedge provided a nearly opaque separation. I assume the privet hedge was planted many years earlier by the apartment management company. Over time, however, the hedge thinned out and became a scrawny eyesore. I tried Miracid to no avail.

In 2016, with Covenants approval, I hired a contractor to replace my brick patio. He also replaced the privet hedge with seven "Hicks" Yews (taxus x media hicksii) from Merrifield Garden Center, noting they would eventually grow to a height of 10 feet and were ideal for the shady location. He mentioned the yews separating 1715 and 1713 were of enormous height, and predicted that mine would grow strong and healthy too. My independent research confirmed that yews were a good choice.

Unfortunately after only one year (2017), two of the seven yews turned brown and died completely. My contractor replaced them, and while the replacements still look OK they're not growing much, if at all. Meanwhile four of the other yews have died or are obviously dying (see photos). I've given up on my contractor, and vice-versa.

I'm wondering if the soil should be tested, as perhaps there is some contaminant that the decline of the privet hedge and the yews can be attributed to. I would be happy to invest in replanting, but ONLY if I could be confident that new shrubbery wouldn't suffer a similar fate. I don't have a green thumb, so any advice would be greatly appreciated.

Thanks very much.

Bob Gronenberg

5-U96010 13808 1/11/2019 4/2/2019 118 days 23 hours

Per Juan install a catch base at side of unit.

Per Juan install a catch base at side of unit.

5-U96010 55492 4/29/2019 10 days 22 hours

privacy hedges

1737 Preston - privacy hedges in back (Laurels) are dying and dropping leaves rapidly. H/O has been trying to nurture

5-U96204 32705 3/8/2019 62 days 20 hours

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Landscaping

5-U96208 55300 4/29/2019 11 days 1 hour

Kitchen sink clogged due to garbage disposal and can't be used/also need a new garbage disposal

Sink is clogged and its actively leaking due to garbage disposal. Garbage disposal may need to be changed out as well. Call tenant before entering 703-622-1644. Please call owner (John Welch, when everything is completed 202-669-6460).

5-U96306 57298 5/1/2019 8 days 19 hours

Tree Limbs/Dead Trees/turf issue

- open area near tot lot #8 - dead limbs behind 963
- dead tree front of building 201 - sure you have seen that one!
- Greenway island Beech tree = gorgeous tree, but lots of dead limbs.
- Willow oak seedling coming up in hedge line on Mt Eagle near mailbox
dead shrub removed, but seedling remains.
- American holly coming up immediately next to stoop at 3590 MC
- Turf issues inside hedge going to 961/963
- Also, I have a lot of ostrich ferns that could be transplanted somewhere if Management wants them. They are not evergreen, but they do a great job filling in bare areas.
- erosion on middle slope between 963/961 getting worse

5-U96306 61875 5/9/2019 1 day

Dead Tree Side of 302/Bamboo Spreading 250-252/Refuse pickup

There is a small dead tree on the Quaker Lane side of 302 next to the building.

The stand of bamboo at the back corner of 952 near path up to MEP appears to be dying back on one side, but not all. Noticed that there are shoots of bamboo coming up at the side of 950 and in the area going up the tie steps.

There is a pile of Rose of Sharon whips to pick up next to 950 on the 952 side.

5-U96703 53927 4/25/2019 14 days 18 hours

Moisture intrusion around kitchen and dining room windows

No other windows are affected. This may be moisture coming from the roof above these windows. Cracks are appearing in the plaster below the windows.

5-U96703 58027 5/2/2019 7 days 20 hours

squirrels nests

please remove the attic debris/ squirrel nesting etc. and see if new insulation is needed. Also check for loose asbestos. - schedule with H/O - email or call

5-U97105 52527 4/23/2019 16 days 22 hours

Inspection (leaks, cracks and possible moisture damage) and damage around trim too-1634 Mt Eagle PI

Open Tasks

happyco

For Parkfairfax Condominium
From 4/1/2019 to 5/10/2019

Unit	Task ID	Created	Due Date	Active For	Vendor
------	---------	---------	----------	------------	--------

Owner would like an inspection done in her unit but to please contact the tenant Tom at 703-489-3991 for entrance into unit. Leak in at tics lots of cracks forming around the windows (window in stair, bedroom, living room), front door damage (either termite damage or dry rot).

Address is 1634 Mt. Eagle Place. Please call owner about what is happening, what she needs to work on and who is responsible for wha t at 302-448-1571

5-U97205 60368 5/7/2019 5/7/2019 3 days 2 hours

treat for some type of Pest in the pictures-1646 Mount Eagle place

please inspect the " pest" or evidence of a pest. pictures attached. the area is located right inside the front door.

no pets no alarm ok to enter.

Bldg-102 56977 5/1/2019 5/2/2019 9 days

dead squirrel at building 102

Please remove dead squirrel located at 2nd big tree at base behind.

Bldg-606 45360 4/8/2019 4/10/2019 32 days 1 hour

Tree laying on top of fence,

at bldg 606- 1116 valley behind that area, a fallen tree has been placed over a gate, allowing people to walk through and over top of that area. please replace the gate.

Bldg-949 53827 4/25/2019 4/26/2019 14 days 20 hours

Trim back bushes and other foliage around 949

please trim back foliage and other landscape bushes so the exterminators can properly place bait boxes and access them in the future.

Bldg-949 58132 5/2/2019 5/7/2019 7 days 18 hours

Cut back over growth for rat stations,

cut back over growth so rat stations can be put down and accessible properly.