

Discussion Item

**Front Door Reimbursement Request-
3535 Valley Drive**

From: Susan Cox

Sent: Monday, September 30, 2019 2:55 PM

To: Dana Cross; Kim Rodrigue; Mark Miller

Cc: Board of Directors

Subject: Re: 2nd Request/Kim Rodrigue/Former Parkfairfax resident/3535 Valley Drive Building 711

Kim

Thank you for emailing us again about this issue. We will be sure to put this on the on the agenda for our Oct 16 meeting. I am forwarding this to management so they can put this email in the board packet and your issue on the agenda.

Your timing of this reminder is great in that it allows for sufficient notice to include this for the October meeting. When we received your email last month on Sept 12, we did not have time to include it for the Sept 18 meeting. So thank you for sending this again.

Please consider speaking during the resident's forum at the beginning of the meeting on Oct 16 at 7pm. Please sign in just prior to 7pm to be put on the resident's forum list, if you choose to speak about your case.

Sincerely,

Susan Cox

On Mon, Sep 30, 2019 at 10:06 AM Kim Rodrigue <

> wrote:

Dear ParkFairfax Board of Directors:

Good morning.

I noticed that my item below was not on the recent Board agenda minutes. Please advise why it was not on the ParkFairfax agenda.

Acknowledgement & action would be appreciated. Thank you. Kim Rodrigue

Kim Rodrigue

From: [Kim Rodrigue](#)

Sent: Thursday, September 12, 2019 1:53 PM

To: [Board of Directors](#)

Subject: Kim Rodrigue/Former Parkfairfax resident/[3535 Valley Drive Building 711](#)

9/12/2019

Dear ParkFairfax Board of Directors:

On February 15, 2019, I sold my house at [3535 Valley Drive, Building 711, Alexandria VA 22302](#). I was never informed of the front door not meeting HOA standards even though I was a ParkFairfax resident for 17 years.

The rude treatment from management added to my ill health and caused delays. A total of \$2600.00 was paid by me for a door replacement.

I request that the Board of Directors refund me \$2600.00 for management's failure to notify me prior to my condo sale. Management had 17 years to act.

This includes numerous inspections.

Please consider my request and promptly respond.

Sincerely,

Kim Rodrigue

Kim Rodrigue

Compliance Inspection Form

Parkfairfax Condominium UOA

Unit Owner: Kim Rodriguez
Property Address: 3535 Valley Dr Unit: 711
Alexandria, VA 22302

Inspector's Name: Dana Cross
Date of Inspection: 1/24/2019
Date Ordered: 01-11-2019

Inspectors Observations/Comments:

See covenant violations below.

Covenant Violations Noted:

No approval/application on file for the removal of the bathroom heat convector. A routine change application must be submitted to the Association office to receive acknowledgement of this item.

Front door and bedroom air conditioner do not comply with the Parkfairfax front door and air conditioner specifications.

Closing Comments:

New owner is responsible for the upkeep of any landscape/plantings installed by the previous owner.

Contact KPA Management for a current account summary.



PARKFAIRFAX CONDOMINIUM OWNERS ASSOCIATION FRONT DOOR REPLACEMENT POLICY SPECIFICATIONS

On January 8, 1986, the Board of Directors adopted a policy with regard to Unit Owner replacement of front doors (revised 4/30/91). Details are presented below. The replacement doors by Unit Owners shall be subject to the following conditions:

- I. A replacement door must be of the same dimensions as those currently in use. No structural alteration to the existing doorframe shall be permitted. This condition implies that a replacement front door must be custom made since the dimensions of the standard models on today's market do not match those of the Parkfairfax doors.
- II. A replacement door shall be of the "Williamsburg" style -- a six-panel design identical to the existing front doors of Parkfairfax -- also known as the cross and bible style.
- III. **A replacement door shall be made of wood, fiberglass or metal.** Steel doors, which use molding to simulate the cross and bible style, are specifically forbidden.
- IV. A replacement door shall have a mail slot in the same location and of the same dimensions as those currently in use. The design of doorknobs and doorknockers shall be in accordance with the conditions approved by the Board of Directors on December 4, 1985.
- V. **The two small panels at the top of a replacement door may be made of double strength clear glass instead of wood, fiberglass or metal.** The upper two panels of an existing door may be replaced with double strength clear glass in accordance with Association specifications.
- VI. Replacement doors may only be painted with one of the Association's list of approved colors. No other manufacturer's "colonial" colors are allowed.
- VII. With the exception of exterior painting and plastering, all maintenance and care of a replacement door shall be the responsibility of the Unit Owner.
- VIII. The Unit Owner must contact the Association Office to arrange for pickup of the original door and hardware for the Association's use in the Unit Services Program. The original door and hardware belong to the Association, not to the Unit Owner.
- X. The Association will inspect all replacement doors after installation to ensure compliance with regulations and may demand changes, which in the opinion of the Association personnel are necessary for safety, structural or aesthetic reasons.

Applications for requests to replace or alter front doors must be completed and forwarded to the Covenants Director. Please use attached, Administrative Application for Routine Change, for this request. Include the manufacturer's picture and specifications in your application. Do not install your door until you have received written approval from the Covenants Director. If you install your door without approval and for any reason your application is disapproved, you will be responsible for alterations.