

Kitchen Window Assistance – 3165 Martha Custis Drive Resolution Worksheet

Date: December 18, 2019

Suggested Motion:

“I move to approve the request in assisting the unit owner at 3165 Martha Custis Drive with the rusted casing on the kitchen window.”

2nd:

Summary: Documents attach.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Maria Wildes				
James Konkel				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Robin Woods				

PF2 PF2 FOR NEW WORKORDER
Work Order History - 02/13/2019

Detailed Report

Lot/Unit #:	84805	Account #:	84805	3165 Martha Custis Drive	Colleen C. Woomer	
W/O #	27,863	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		01/23/2015	ROF Roof Repair	LS Loretta Samuels	NO	05/11/2016
		Summary :	Replace flashing			
		Phone (1) :				
		Special Instructions:	Plaster damage on bathroom ceiling			
		Detailed Description:	per staff (Duane) replaced flashing at stack pipe and check over roof SEE MAP			
			completed by NVR			
W/O #	28,047	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		01/30/2015	PNT Painting	LS Loretta Samuels	NO	08/16/2015
		Summary :	Plaster repairs			
		Phone (1) :				
		Special Instructions:	call to SCH			
		Detailed Description:	roof work completed- start plaster repair on the bathroom ceiling			
			Ref w/o # 27715			
			2/6/15 Left message 703-575-8182 LS			
			2/23/15 Emailed h/o LS			
			sch for 3/11/15 @ 7:30-8am LS			
			3/11/15 Scraped, closed 2 holes- primed SJ			
			8/13/15 Scraped, primed, applied es TOP coat SJ SJ			
			closed by Loretta			
W/O #	28,578	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		03/05/2015	EXT Exterior	AA Alonzo Alexander	NO	08/14/2015
		Summary :	Window Pane			
		Phone (1) :				
		Detailed Description:	Re-glaze casement windows. Unit owner complains of cracks. Please check all windows. AA			
			Called h/o left a message there will be a fee NW			
			no call back			
			closed by Loretta			
W/O #	28,579	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		03/05/2015	PLU Plumbing	AA Alonzo Alexander	NO	08/21/2015
		Summary :	Water Bugs			
		Phone (1) :				
		Detailed Description:	Please seal all pipe chase in crawlspace. Unit owner complains of water bugs entering unit. Please check kitchen and bath for entry points.			
			Closed by Audit			
W/O #	28,580	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		03/05/2015	PST Pest Control	AA Alonzo Alexander	NO	04/29/2015
		Summary :	Water Bugs/Termite Inspection			
		Phone (1) :				
		Special Instructions:	Please contact unit owner prior to entry. AA			
		Detailed Description:	Please treat for water bugs. Unit owner also complains of possible termites at building 848. Please schedule (weather permitting)			
			Closed by Belinda Jones			

PF2 PF2 FOR NEW WORKORDER
Work Order History - 02/13/2019

Detailed Report

Lot/Unit #:	84805	Account #:	84805	3165 Martha Custis Drive	Colleen C. Woomer
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W/O #	28,652	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		03/11/2015	EXT Exterior	LS Loretta Samuels	NO	08/14/2015
		Summary : Broken windows				
		Phone (1) :				
		Special Instructions: Please let h/o know when coming				
		Detailed Description: per staff (Duane) replace all broken windows and wire brush all the rust away and glaze properly				
		per Norman this is completed				
		closed by Loretta				

W/O #	31,759	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		08/07/2015	PLU Plumbing	LS Loretta Samuels	NO	08/17/2015
		Summary : Outside spigot				
		Phone (1) :				
		Special Instructions: SCH for Thursday 8/13/15 @ 8am				
		Detailed Description: per staff (Sarah) please install a new outside spigot to the right of back door				
		8/13/15 Installed new spigot when and as we discussed (Woomer and managment) we also did an emergency water shu off per Alonzo as the h/o contractor can put valve in the bathroom SM LE 8-1150am				
		Follow up for painters				
		closed by Loretta				

W/O #	31,976	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		08/18/2015	PNT Painting	LS Loretta Samuels	NO	03/04/2016
		Summary : Repairs				
		Phone (1) :				
		Detailed Description: per staff Plumbers- please repair the plaster around the hose bib				
		Ref w/o # 31759				
		completed DK				
		closed by Loretta				

W/O #	39,606	<u>Create Date</u>	<u>W/O Type</u>	<u>Authorization</u>	<u>Active</u>	<u>Closing Date</u>
		08/24/2016	FI Facilities Inspector	BJ Belinda Jones	NO	09/08/2016
		Summary : water leak inside bathroom				
		Phone (1) :				
		Special Instructions: please call to schedule 703-472--5572				
		Detailed Description: water leak is occuring agina in the bathroom area (Same as last year)				
		accept this time the leak is showing up in the middle of the bathroom ceiling.				
		Last year a roof repair was made, BUT there is a bathroom above this unit.				
		8/25/16 Tried to Call twice and phone ring once and then was a busy signal LS				
		9/7/16 moisture damage in bathroom. Hot water line leak in crawlspace. Repaired by plumbers. Additional repairs will b done by E & G NW				
		Followup for plaster repairs in bathroom				
		closed by Iroetta				

PF2 PF2 FOR NEW WORKORDER
Work Order History - 02/13/2019

Detailed Report

Lot/Unit #:	84805	Account #:	84805	3165 Martha Custis Drive	Colleen C. Woormer	
W/O #	50,431	Create Date	W/O Type	Authorization	Active	Closing Date
		04/19/2018	EXT Exterior	AA Alonzo Alexander	NO	04/25/2018
		Summary :	Casement Window Inspection			
		Phone (1) :	703-472-5572			
		Special Instructions:	Unit owner will be home. Please go immediately after lunch today. AA			
		Detailed Description:	Please inspect casement windows for any damage or compromised glazing. If repairs are needed, please schedule with unit owner. AA			
			4/19/18 Kitchen window rusted by condensation track for storm window missing. H/O responsible NW closed by Loretta			
W/O #	50,432	Create Date	W/O Type	Authorization	Active	Closing Date
		04/19/2018	PLU Plumbing	AA Alonzo Alexander	NO	04/26/2018
		Summary :	Kayak and trailer			
		Phone (1) :	703-472-5572			
		Special Instructions:	Please coordinate with unit owner. ASAP			
		Detailed Description:	Please have Loretta to contact Colleen to unlock chain to kayak and trailer that's attached to the pole light. Lets see if we can push the trailer onto the lower rack and secure it back with the chain. AA			
			Done DR closed by Loretta			
W/O #	50,479	Create Date	W/O Type	Authorization	Active	Closing Date
		04/23/2018	USP Unit Services Program	LS Loretta Samuels	NO	04/24/2018
		Summary :	Front door			
		Phone (1) :	703-472-5572			
		Special Instructions:	703-575-8182			
		Detailed Description:	per h/o - New mail slot, Door new knocker and new lock			
			h/o cxi LS closed by Loretta			
W/O #	50,512	Create Date	W/O Type	Authorization	Active	Closing Date
		04/24/2018	USP Unit Services Program	GA Guy Andrew	NO	05/01/2018
		Summary :	cut lock			
		Phone (1) :	703-472-5572			
		Detailed Description:	13:23---cut lock to trailer with kayak on it chained to pole in maintenance yard			
			04/25/18---cut lock---Adam - closed by Guy			
			requested by Association - No Charge			
W/O #	50,609	Create Date	W/O Type	Authorization	Active	Closing Date
		04/30/2018	PST Pest Control	GA Guy Andrew	NO	06/28/2018
		Summary :	termites			
		Phone (1) :	703-472-5572			
		Special Instructions:	email H/O when scheduled			
		Detailed Description:	inspect for termite damage			
			6/28/2018 scheduled treatment for tuesday July 2nd.			
			Belinda Jones			

Mark Miller

From: Scott Buchanan <buchananward4@gmail.com>
Sent: Monday, September 23, 2019 8:08 PM
To: Mark Miller
Cc: Alonzo Alexander
Subject: Re: ARs regarding rusted window, "grey areas"

Adding in Mark. As I recall normal routine maintenance is an owner's responsibility even in the old casement windows. This looks like zero upkeep has been going on here and so isn't some issue for the Association. Or am I wrong?

SB

On Sep 23, 2019, at 6:09 PM, c woomer <cwoomer2000@yahoo.com> wrote:

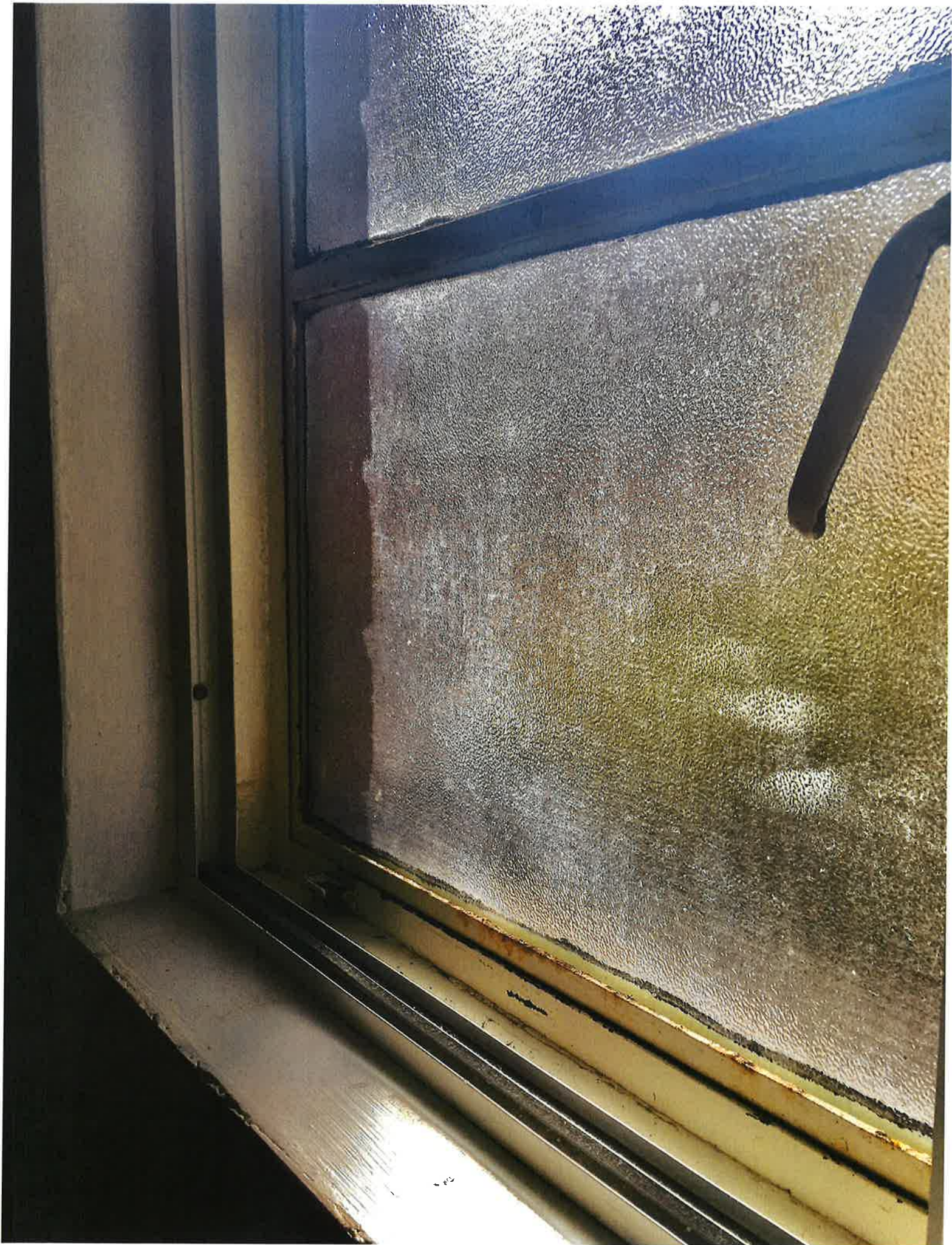
Hello Alonzo and Scott (ward IV)

This is an inquiry seeking assistance for rusted casings on my kitchen window.

I made an inquiry about a *month* ago regarding deteriorating casings and the person inspecting the casings said it didn't quality. Fast forward to a recent reading of "the gray areas" portion of our ARs and what I read indicated the inspector may not have been properly informed.

Here are pictures of the left and right side of my kitchen window showing the deterioration of the casings. I apologize for the large photo size and hope there is no problem downloading. Thank you for looking. Please get back to me as soon as is possible, as it is time sensitive.

Sincerely,
Colleene Woomer
Ward IV resident
3165 Martha Custis Dr. Bldg. 848







The above photo shows powdered ant bait in the area where they are entering in addition to the rust. Spraying outside the window has since destroyed the colony.



Window left side when inside.

<image3.jpeg>

Casings on the right side of the window.

Mark Miller

From: Mark Miller
Sent: Tuesday, September 24, 2019 8:57 AM
To: buchananward4@gmail.com
Cc: Alonzo Alexander
Subject: RE: ARs regarding rusted window, "grey areas"

Gray areas: #2: a. The Unit Owner is responsible for regular care and maintenance of window casings inside the case windows. If the Unit Owner takes the preventative maintenance steps suggested by the Association, then the Association is responsible for replacing rusted out window casings.

Clearly from this photo she has not maintained the inside. Alonzo mentioned that she said she may be replacing them, so not sure what she is asking? The section puts the responsibility on the unit owner.

From: Mark Miller
Sent: Monday, September 23, 2019 8:11 PM
To: buchananward4@gmail.com
Cc: Alonzo Alexander <aalexander@parkfairfax.info>
Subject: Re: ARs regarding rusted window, "grey areas"

We paint and caulk the outside of the casements during the cycle. The inside is owner responsibility. We will have to take a look at closer. She's ward 4 I think and that's not until 2021

Mark Miller CMCA AMS
General Manager
Parkfairfax UOA

From: Scott Buchanan <buchananward4@gmail.com>
Sent: Monday, September 23, 2019 8:07:33 PM
To: Mark Miller <mmiller@parkfairfax.info>
Cc: Alonzo Alexander <aalexander@parkfairfax.info>
Subject: Re: ARs regarding rusted window, "grey areas"

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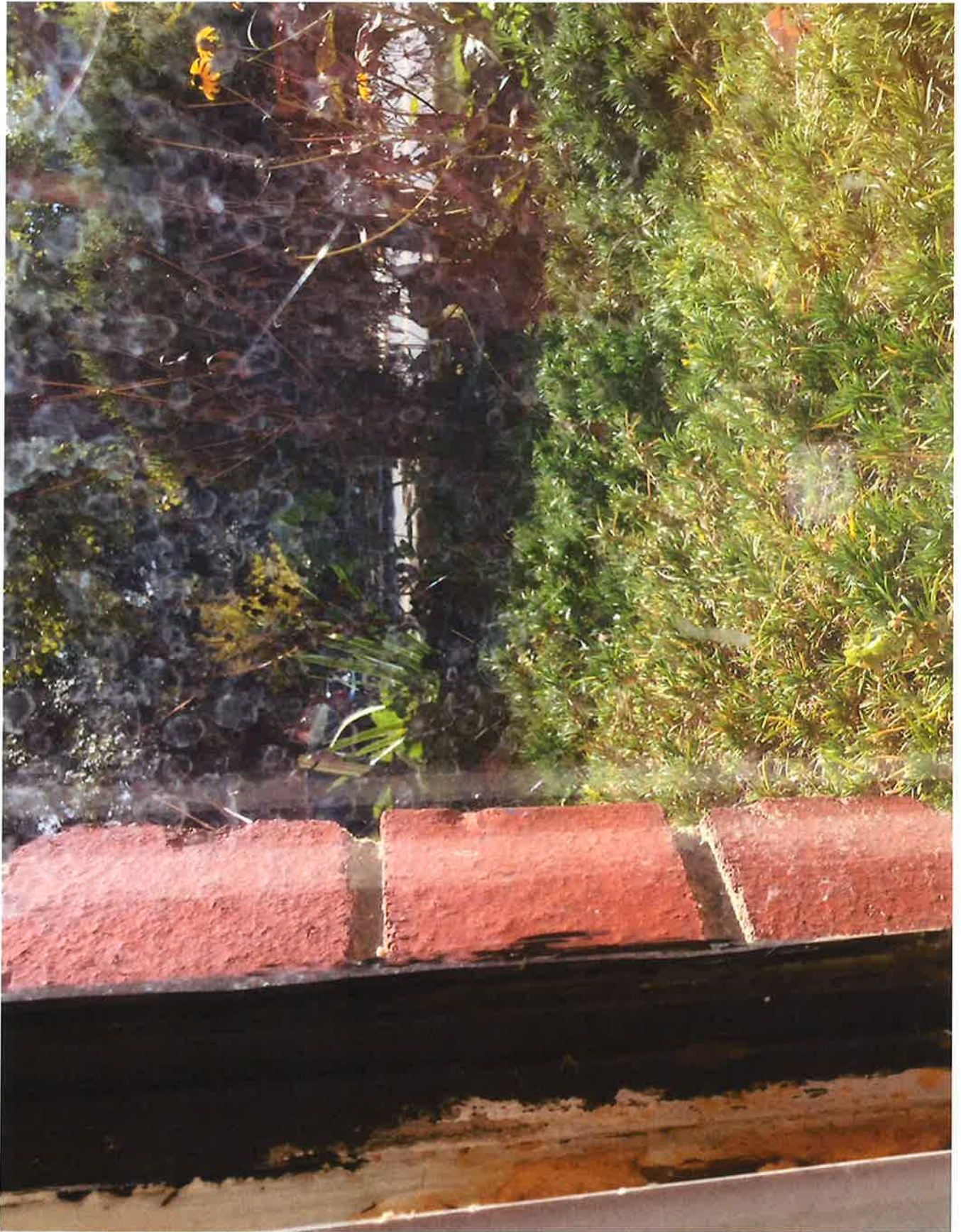
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Casings on the right side of the window.

Mark Miller

From: Alonzo Alexander
Sent: Tuesday, September 24, 2019 10:48 AM
To: c woomer
Cc: buchananward4@gmail.com; Mark Miller; Jennifer Jett-Bowling
Subject: RE: ARs regarding rusted window, "grey areas"
Attachments: Approved Interp. of gray area responsibilities.docx

Hello Colleene:

The metal window frame to the interior is a unit owner responsibility. Please see attached Gray Areas of Responsibility (Area #2). The unit owner is responsible for the care and maintenance of the window casings inside the case windows. Based on a Facilities Inspection, there hasn't been much preventive maintenance conducted (interior) in the past. The Associations responsibility is the glazing of the windows (exterior) and seal.

Thx

Alonzo Alexander

From: c woomer <cwoomer2000@yahoo.com>
Sent: Monday, September 23, 2019 6:10 PM
To: Alonzo Alexander <aalexander@parkfairfax.info>
Cc: buchananward4@gmail.com
Subject: ARs regarding rusted window, "grey areas"

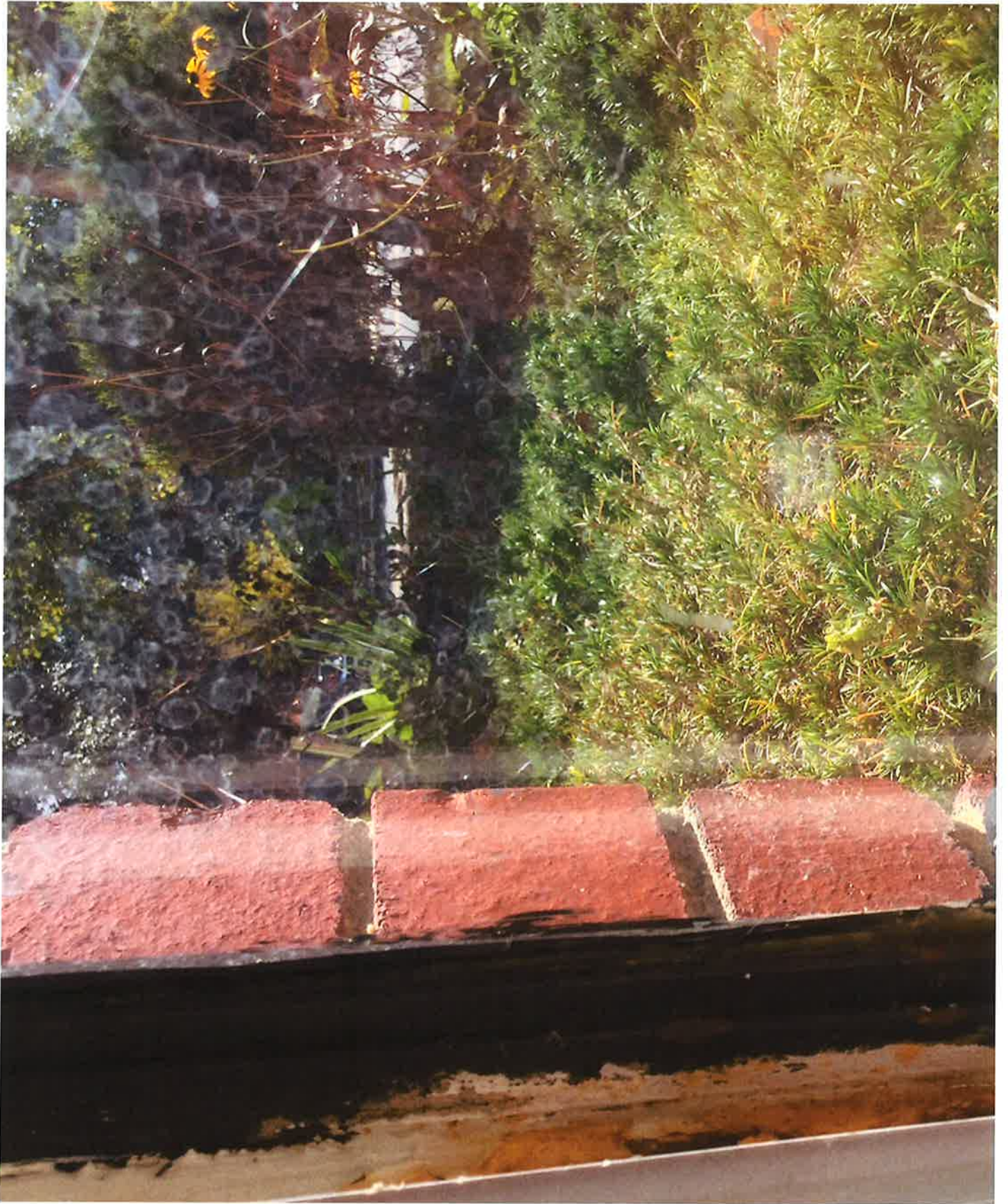
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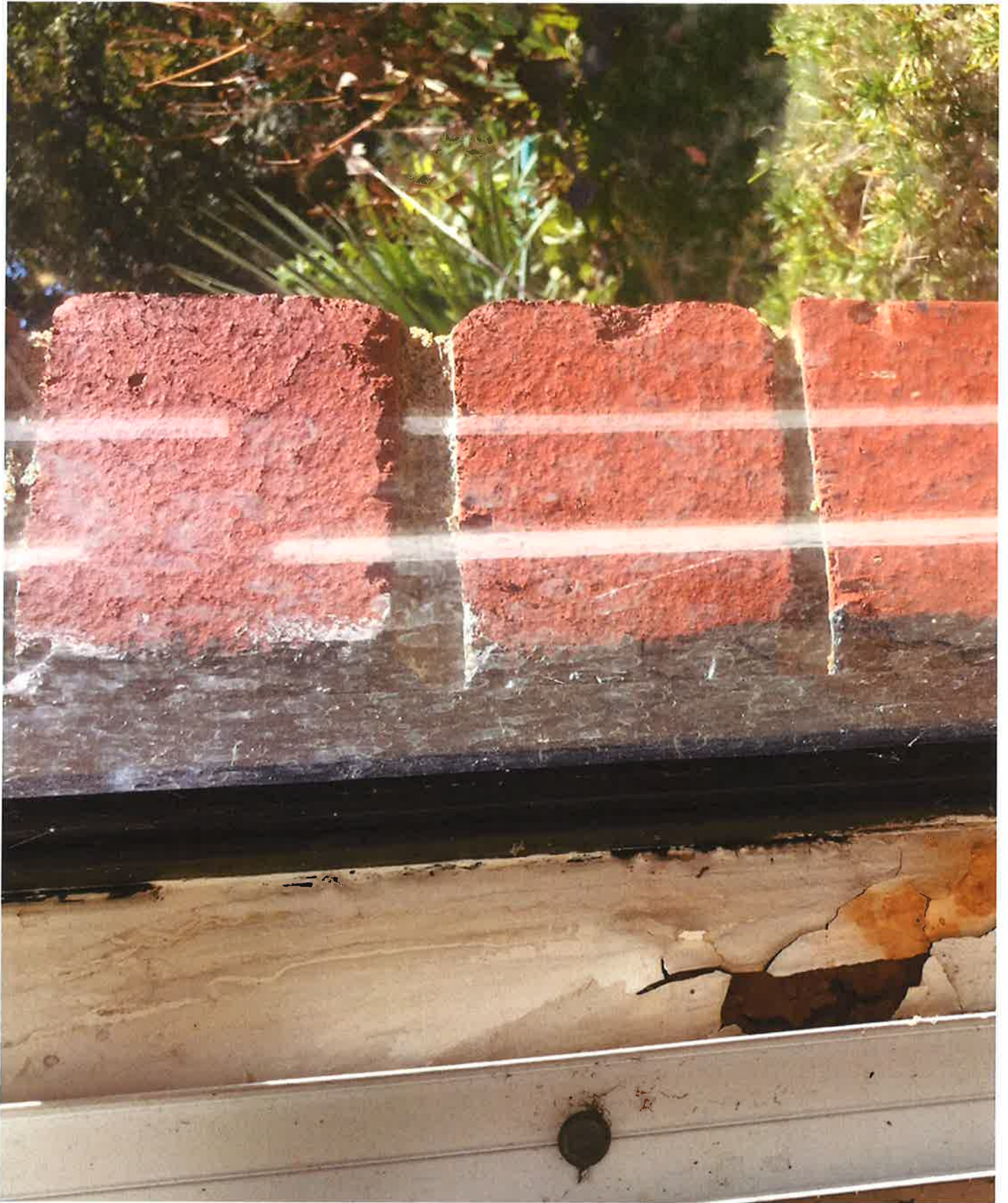
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Window left side when inside.



Casings on the right side of the window.

Mark Miller

From: Mark Miller
Sent: Wednesday, September 25, 2019 9:48 AM
To: c woomer; Alonzo Alexander; buchananward4@gmail.com
Subject: RE: Repeat of what is being discussed

"Approved interpretation" meaning the Association reviewed the maintenance chart of responsibilities and clarified several "grey areas". Thus per the circled sections, the Association for item d. would repair or replace rotted or swollen doors. For Area #2, a. all interior maintenance of the casement windows is unit owner responsibility and b. exterior maintenance is the Associations responsibility. We only handle the exterior of the casements during the painting cycle or when an issue arises.

I am not sure we understand what you are asking or referring too? Based on the photos submitted, the inside of your windows need to be scraped and painted and per the language this is unit owner responsibility. Alonzo will however check the exterior as well and we will remedy any issues that are the Associations responsibility. Also seeing you had circled item d, are there any issues with your doors?

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, September 25, 2019 9:38 AM
To: Alonzo Alexander <aalexander@parkfairfax.info>; Mark Miller <mmiller@parkfairfax.info>; buchananward4@gmail.com
Subject: Repeat of what is being discussed

Alonzo, I'm resending, so you'll see the Heading, stating it's the approved interpretation.

Approved Interpretation of Gray Areas of Responsibilities

Area #1

- a. The Association is responsible for the replacement or repair of door sills, if proper upkeep is followed by the Unit Owner. However, the Unit Owner is responsible for weather stripping and the threshold.
- b. The Unit Owner is responsible for painting, varnishing or staining the interior of the door sill to ensure proper upkeep. If painting, varnishing or staining is not done, and the door sill must be replaced, Parkfairfax will replace the door sill at the Unit Owner's expense. The Unit Owner is responsible for reporting damages to the door sill (or doors) to the Association Office so that it may respond in a timely fashion
- c. The Unit Owner is responsible for screen doors and their maintenance and replacement, as these are defined as an upgrade which do not have to be added to the unit.
- d. The Association is responsible for the cost of replacement or repair of rotted or swollen doors due to exterior causes. The Association may use whatever doors that it considers acceptable.

Area #2

- a. The Unit Owner is responsible for regular care and maintenance of window casings inside the case windows. If the Unit Owner takes the preventative maintenance steps suggested by the Association, then the Association is responsible for replacing rusted out window casings.
- b. The Association is responsible for maintenance and repair of the outside of the casement windows and for the repair and replacement of the hinges. The Unit Owner is responsible for replacement or repair of glass and handles unless the Association is the cause of the breakage.

Area #3

- a. The Unit Owner is responsible for immediately reporting initial indications of plaster and floor damage. The Association is responsible for repairs of plaster and floor damage due to roof or gutter leaks.

Mark Miller

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, September 25, 2019 10:21 AM
To: Mark Miller
Cc: Alonzo Alexander; buchananward4@gmail.com
Subject: Re: Repeat of what is being discussed

Your citing stopped short of the last sentence where if the painting fails that the association will replace rusted out casings.

The casings are perforated (rusted through) and painting will not correct the problem.

On Sep 25, 2019, at 9:47 AM, Mark Miller <mmiller@parkfairfax.info> wrote:

“Approved interpretation” meaning the Association reviewed the maintenance chart of responsibilities and clarified several “grey areas”. Thus per the circled sections, the Association for item d. would repair or replace rotted or swollen doors. For Area #2, a. all interior maintenance of the casement windows is unit owner responsibility and b. exterior maintenance is the Associations responsibility. We only handle the exterior of the casements during the painting cycle or when an issue arises.

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<image001.jpg>

Mark Miller

From: Mark Miller
Sent: Wednesday, September 25, 2019 10:25 AM
To: c woomer
Cc: Alonzo Alexander; buchananward4@gmail.com
Subject: RE: Repeat of what is being discussed

The interior casing if properly maintained by the unit owner as prescribed would prevent rusting. Clearly based on the photos this has not been done. In essence are you asking that the Association replace the window?

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, September 25, 2019 10:21 AM
To: Mark Miller <mmiller@parkfairfax.info>
Cc: Alonzo Alexander <aalexander@parkfairfax.info>; buchananward4@gmail.com
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Subject: Repeat of what is being discussed

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<image001.jpg>

Mark Miller

From: c woomer <cwoomer2000@yahoo.com>
Sent: Friday, October 4, 2019 4:51 PM
To: buchananward4@gmail.com; Mark Miller; Alonzo Alexander
Subject: So now that I've clarified the damage to the window. Bldg 848

I have not had a reply regarding my window damage was not preventable by the owner.

I understand that the common answer would be to avoid any and all responsibility. This was not a common occurrence. Window well did fill up with water coming into the house and did cause the casings to rust through.

I am asking for your help in this matter. As you know it is also written that all windows on a side must be changed. So the expense is doubled! The clarified grey areas in regards to casings say that you can help. I very much need, and would appreciate help in this matter.

Colleene Woomer
3165 martha Custis drive. 848

Mark Miller

From: Scott Buchanan <buchananward4@gmail.com>
Sent: Friday, October 4, 2019 5:06 PM
To: c woomer
Cc: Mark Miller; Alonzo Alexander
Subject: Re: So now that I've clarified the damage to the window. Bldg 848

I think Management has provided their view here that this is out of scope of Association responsibility based upon past practice and interpretation, but the Board could take a different view. I'm happy to take the request to the Board and see if they are willing to consider the request. I can put it on next months agenda. If so, please send Dana any statements or information you'd like considered. We will by default include this email and what you've already sent in, but a summary and perhaps any other pictures current and past that show the nature of the damage would be useful. We just would need any additional information 5 business days ahead of the Board Meeting. You can certainly come and speak to the Board at the meeting offering more perspective during the residents forum at the beginning of the meeting, since we don't necessarily hear from owners during the consideration of the request and rely upon documentation. I think this is next step if you'd like to proceed.

SB

Scott Buchanan
President and Ward 4 Representative
Parkfairfax Board of Directors

> On Oct 4, 2019, at 4:50 PM, c woomer <cwoomer2000@yahoo.com> wrote:
>
> I have not had a reply regarding my window damage was not preventable by the owner.
>
> I understand that the common answer would be to avoid any and all responsibility. This was not a common occurrence. Window well did fill up with water coming into the house and did cause the casings to rust through.
>
> I am asking for your help in this matter. As you know it is also written that all windows on a side must be changed. So the expense is doubled! The clarified grey areas in regards to casings say that you can help. I very much need, and would appreciate help in this matter.
>
> Colleene Woomer
> 3165 martha Custis drive. 848

Mark Miller

From: Alonzo Alexander
Sent: Wednesday, October 9, 2019 9:35 AM
To: c woomer
Cc: Jennifer Jett-Bowling; Mark Miller
Subject: RE: new plantings (thanks!) they should have slurried the holes when they planted. called "watering in" daily watering in Fall is too much

Also, is it possible that staff can enter to inspect interior window frame. We could scrape, prime, and paint with a rustoleum paint. How would you like to proceed. Please Advise.

Thx

Alonzo Alexander

From: Alonzo Alexander
Sent: Wednesday, October 9, 2019 9:25 AM
To: c woomer <cwoomer2000@yahoo.com>
Subject: RE: new plantings (thanks!) they should have slurried the holes when they planted. called "watering in" daily watering in Fall is too much

Didn't meant to say daily watering, especially this time of the year. 😊

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, October 9, 2019 9:13 AM
To: Alonzo Alexander <aalexander@parkfairfax.info>
Subject: Re: new plantings (thanks!) they should have slurried the holes when they planted. called "watering in" daily watering in Fall is too much

but bless you!

YIKES! Daily will be too much. Get them a water tester. It's easy to overwater. That's why the Georgia U said no more need to put peat moss in.

On Wednesday, October 9, 2019, 08:53:47 AM EDT, Alonzo Alexander <aalexander@parkfairfax.info> wrote:

Hello Colleen:

Thanks for the reminder. Will have staff put this area on their list for daily watering.

Alonzo Alexander

From: c woomer <cwoomer2000@yahoo.com>

Sent: Wednesday, October 9, 2019 8:17 AM

To: Alonzo Alexander <aalexander@parkfairfax.info>

Subject: new plantings (thanks!) and remembering the planting steps. Will your crew water new plantings or do you need owners to do it?

Good Morning Alonzo,

The electrical box near the Ravensworth playground was planted yesterday. They were chugging along pretty good with loosening the soil with the back hoe before planting. That should help with the moisture situation in the future as would adding peat moss for the newly developing roots as well as slurring the hole which draws the soil really close to the roots as the water recedes.

I checked to see if the plants were watered---they WEREN'T. Can you remind them to return to water?

I believe that a You Tube video assignment on planting shrubs would be helpful. Some folks become gardeners because they have certain learning disabilities (whether they realize it or not) and learn best by doing, but also watching a video to encourage focus.

Can you make sure the proper steps are followed to ensure successful plantings? Please don't rely on verbal reminders. I assure you, for certain folks, that is very low on the retention of information scale.

Mark Miller

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, October 9, 2019 12:55 PM
To: buchananward4@gmail.com; Alonzo Alexander; Mark Miller
Subject: unit 3165 martha custis bldg 848 kitchen window

Scott,

Alonzo is offering to plaster and paint the interior of the window. The water from the overflowing downspout caused the interior to rust right through. It's not a patch job anymore. no Millennial would accept that. In addition the bottom of the window has bowed and will not longer accept a storm window.

Colleene Woomer

Mark Miller

From: Scott Buchanan <buchananward4@gmail.com>
Sent: Wednesday, October 9, 2019 12:58 PM
To: c woomer
Cc: Alonzo Alexander; Mark Miller
Subject: Re: unit 3165 martha custis bldg 848 kitchen window

I believe that is all management has determined is appropriate here. The next step is that you may make a request to the Board as I outlined before. Only the Board can authorize work beyond the scope that management feels aligns with the Association's responsibilities under the ByLaws.

SB

On Oct 9, 2019, at 12:55 PM, c woomer <cwoomer2000@yahoo.com> wrote:

Scott,
Alonzo is offering to plaster and paint the interior of the window. The water from the overflowing downspout caused the interior to rust right through. It's not a patch job anymore. no Millennial would accept that. In addition the bottom of the window has bowed and will not longer accept a storm window.

Colleene Woomer

Mark Miller

From: c woomer <cwoomer2000@yahoo.com>
Sent: Tuesday, September 24, 2019 6:18 PM
To: Mark Miller; Alonzo Alexander
Cc: buchananward4@gmail.com
Subject: Window casings.

Alonzo, Mark & Scott, This is the document I was asking about. Wish we used identifiers on our documents.

Approved Interpretation of Gray Areas of Responsibilities

Area #1

- a. The Association is responsible for the replacement or repair of door sills, i followed by the Unit Owner. However, the Unit Owner is responsible for and the threshold.
- b. The Unit Owner is responsible for painting, varnishing or staining the inte sill to ensure proper upkeep. If painting, varnishing or staining in snot don sill must be replaced, Parkfairfax will replace the door sill at the Unit Owr Unit Owner is responsible for reporting damages to the door sill (or doors) Association Office so that it may respond in a timely fashion
- c. The Unit Owner is responsible for screen doors and their maintenance and these are defined as an upgrade which do not have to be added to the unit.
- d. The Association is responsible for the cost of replacement or repair of rott doors due to exterior causes. The Association may use whatever doors tha acceptable.

Area #2

- a. The Unit Owner is responsible for regular care and maintenance of windo the case windows. If the Unit Owner takes the preventative maintenance s the Association, then the Association is responsible for replacing rusted o casings.
- b. The Association is responsible for maintenance and repair of the outside o windows and for the repair and replacement of the hinges. The Unit Owne for replacement or repair of glass and handles unless the Association is the breakage.

Area #3

Mark Miller

From: c woomer <cwoomer2000@yahoo.com>
Sent: Wednesday, September 25, 2019 12:04 PM
To: Mark Miller
Cc: Alonzo Alexander; buchananward4@gmail.com
Subject: Re: Repeat / cont'd of what is being discussed 3165 Martha Custis Dr.

The water damage caused rusting from within the steel casing. This was caused by the downspout/drain outside of the window repeatedly clogging and spewing water*. At one point I begged for the aluminum well which was filling with water to be removed. The casings gradually rusted through from their interior. *Prior to the approved interpretation/grey areas, the earlier form was always cited and no clarity existed, so nothing was done with regards to the casing. When looking from the outside "there are no casings", just window-glass*



frame.

*. *. *

Because you asked, some notes on the doors. Originally I marked the screen-shot for My reference, but it does help the focus.

The rear entry is having problems with the wood containing the bolts/closure-lock tongue?, not the door itself. In spite of a dehumidifier running 24/7 the door has problems locking when seasonal moisture is an issue, and even now requires an extra push to line up to enable locking. Again, safety/security is my concern. The base/threshold rotted out years ago and was replaced by concrete on the exterior.

The front door fell off its hinges many years ago and was repaired. My concern is the strength of its wood. It feels dried out and weak, not providing protection from intrusion. There was a problem with the mechanical operation in the winter. It's currently functioning.

*this is an area where Former managers/boards have written in their newsletter updates that downspouts were being cleaned, but in fact did not take place, unbeknownst to the unit owner. Unless each one was checked, it was presumed that the work was accomplished. In later years I learned that unless I called to have it cleaned out it wasn't done. I understand that this is being addressed aggressively by current management/board and am very glad indeed! I never understood why it was allowed to continue for so long. Thank you for your efforts and dedication. The window problems would not have happened had we had our current programs in place.

On Sep 25, 2019, at 10:25 AM, Mark Miller <mmiller@parkfairfax.info> wrote:

The interior casing if properly maintained by the unit owner as prescribed would prevent rusting. Clearly based on the photos this has not been done. In essence are you asking that the Association replace the window?

From: c woomer <cwoomer2000@yahoo.com>

Sent: Wednesday, September 25, 2019 10:21 AM

To: Mark Miller <mmiller@parkfairfax.info>

Cc: Alonzo Alexander <aalexander@parkfairfax.info>; buchananward4@gmail.com

Subject: Re: Repeat of what is being discussed

Your citing stopped short of the last sentence where if the painting fails that the association will replace rusted out casings.

The casings are perforated (rusted through) and painting will not correct the problem.

On Sep 25, 2019, at 9:47 AM, Mark Miller <mmiller@parkfairfax.info> wrote:

"Approved interpretation" meaning the Association reviewed the maintenance chart of responsibilities and clarified several "grey areas". Thus per the circled sections, the Association for item d. would repair or replace rotted or swollen doors. For Area #2, a. all interior maintenance of the casement windows is unit owner responsibility and b. exterior maintenance is the Associations responsibility. We only handle the exterior of the casements during the painting cycle or when an issue arises.

I am not sure we understand what you are asking or referring too? Based on the photos submitted, the inside of your windows need to be scraped and painted and per the language this is unit owner responsibility. Alonzo will however check the exterior as well and we will remedy any issues that are the Associations responsibility. Also seeing you had circled item d, are there any issues with your doors?

From: c woomer <cwoomer2000@yahoo.com>

Sent: Wednesday, September 25, 2019 9:38 AM

To: Alonzo Alexander <aalexander@parkfairfax.info>; Mark Miller <mmiller@parkfairfax.info>; buchananward4@gmail.com

Subject: Repeat of what is being discussed

Alonzo, I'm resending, so you'll see the Heading, stating it's the approved interpretation.

<image001.jpg>