

Rear Fencing – 3107 & 3109 Valley Drive

## **Dana Cross**

From:

hensonp

Sent:

Thursday, January 9, 2020 12:22 PM

To:

Mark Miller; Leila Tobin

Cc:

Brad; brad tobin; Alonzo Alexander; Dana Cross

Subject:

RE: Rear Fencing

I am less concerned about the fence than the gates, so I am much relieved. But here is a brief paragraph on the fence.

We would like to received approval to keep the fence in the rear of Building 112 because it is difficult to keep plantings alive in that area. There is a very large southern magnolia tree adjacent to where the fencing is (in my yard for 3107 Valley). It shades the area making it difficult for most plants and shrubs to grow. Its invasive roots push plants over, and it takes up most of the water in the area. The constantly dropping thick leaves cover the plants and ground, smothering them. And it is very difficult to remove those leave from between any sort of plants. If the magnolia tree (put in by a prior resident, not Parkfairfax) could be removed, plants might have a chance there. If it's not removed, then putting in plants that won't survive is a waste of condo money. It's easier to rake and blow leaves around the fence, and the fence is not affected by the tree. Thank you for your consideration of this request.

Pamela Henson, owner 3107 and 3109 Valley Drive.

Pamela M. Henson

>

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On 1/8/2020 at 3:32 PM, "Mark Miller" <mmiller@parkfairfax.info> wrote:
 >We would prefer a brief paragraph stating your concerns, then we can
 >print it and include it in the Board and Covenants package for next
 >week (covenants meet on the 14th and the board on the 15th) this way
>they both get it! Can't hurt.
>From: Leila Tobin
>Sent: Wednesday, January 8, 2020 3:15 PM
>To: Mark Miller <mmiller@parkfairfax.info>
>Cc: hensonp
                              Brad
                                                             ; brad tobin
                         >; Alonzo Alexander <aalexander@parkfairfax.info>;
>Dana Cross <dcross@parkfairfax.info>
>Subject: Re: Rear Fencing
>Would you need a more formal letter than these last three emails
>from all the owners impacted by this decision? Pam, Brad and I
>all replied and voiced our fundamental dissatisfaction with this
>decision.
>Perhaps we can start by forwarding these emails? If additional
>information is needed, we can draft that also.
>
>On Wed, Jan 8, 2020 at 3:12 PM Mark Miller
><mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>> wrote:
>Just send us an email and we will forward to Board for next weeks
>meeting.
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>From: Leila Tobin
><<sub>i</sub>
>Sent: Wednesday, January 8, 2020 3:11 PM
>To: Mark Miller
><mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>>
>Cc: hensonn@hushmail.coms
                                                              >; Brad
                                                         '>>; brad tobin
           العورب مستون الما
><betobin@hotmail.com<mailto:.
                                                           Alonzo Alexander
><aalexander@parkfairfax.info<mailto:aalexander@parkfairfax.info>>;
><dcross@parkfairfax.info<mailto:dcross@parkfairfax.info>>
>Subject: Re: Rear Fencing
>Mark,
>Thank you for your support, we understand you are just the messenger -
>who do we contact and how?
>This is ridiculous. If you can please forward our concerns to
>the respective board members ahead of time, we would appreciate it.
>I hope no action is taken, before we all come to agreement.
>Thanks again,
>Leila
>On Wed, Jan 8, 2020 at 3:08 PM Mark Miller
><mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>> wrote:
>We fully understand your frustrations and please know that we did
>attempt to explain our rational. The gates stay, only the 3
>sections will need to be removed and replaced with large shrubs/privets
>or a bed with flowers or flowering plants.
>As this was installed by the Association and did not go through the
>normal non-routine application process (which we were told based on the
>current specifications in AR#2 would have been
>denied) we can't make the case you. However, you both can certainly
>put it in writing to the Board and covenants for consideration.
>
>Again my apologies as we didn't feel this was an issue.
>----Original Message-----
>From: | ---
                                                              rm>
>Sent: Wednesday, January 8, 2020 3:01 PM
>To: Leila Tobin
                                                '.com>>; Mark Miller
><mmiller@parktairtax.into<mailto:mmiller@parkfairfax.info>>; Brad
>
>Cc:
                                                                    1>>;
>Alonzo Alexander
><aalexander@parkfairfax.info<mailto:aalexander@parkfairfax.info>>;
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>Dana Cross
  ><dcross@parkfairfax.info<mailto:dcross@parkfairfax.info>>
  >Subject: Re: Rear Fencing
  >Mark,
  >I too am incredibly dismayed! Do we go back to the rusted, ivy
  >infested (and rat nesting) chain link fence? This fence looks lovely
  >and allows easy access to our backyards that we did not have before.
  >Is there some way in the Condo By-Laws that we, the residents, can
  >request an exception? What can we do?
  >Thanks again.
  >Pam Henson
 >Pamela M. Henson
 >On 1/8/2020 at 2:55 PM. "Leila Tobin"
                                                       >> wrote:
 >>
 >>Dear Mark,
 >>Happy New Year! This truly breaks my heart.... into tiny little
 >>pieces..... After having lived with a permanent construction
 >>site for 9
 >>months last year, we were finally excited to enjoy the beautiful
 >>landscaping your team had created for us on our back patio this
 >spring,
 >>which now looks great! I know Brad and I really appreciate
 >>having the
 >>fence there as it not only looks beautiful, but also provides
>>and matches the other fence leading into the common area on the
>Beverly
>>Drive area.
>>
>>The idea of removing the fence makes no sense to me, neither
>>aesthetically.
>>nor financially. The fence looks great and after having come in
>>above
>>budget anyway on the settlement work (given the additional issues
>>discovered along the way), to now remove the fence, which was
>paid for,
>>installed and ordered in two separate shipments makes zero logical
>>sense.
>> I really question how financially sound this decision now is, to
>>remove and discard a perfectly fine fence, which was again
>already paid
>>for and installed. Seems to me we are only blindly subscribing to
>>rigid bylaws. Ultimately, as owners and decade long members of
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>this
>>community, we too should have a say and a voice in what decisions
>will
>>affect and impact our quality of life and property, as well as
>property
>>values.
>>
>>I am asking the responsible board members to make an exception and
>>leave the fence intact and untouched, as our elected
>representatives
>>and hear us out before implementing these one size fits all
>decisions.
>>
>>Happy to discuss further. Please let me know who I need to
>>contact to
>>gather support.
>>
>>Thanks, Mark, you've been outstanding throughout this entire
>process.
>>:-) Leila
>>
>>
>>
>>On Wed, Jan 8, 2020 at 1:13 PM Mark Miller
><mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>>
>>wrote:
>>
>>> All: I have to be the bearer of bad news. The 3 sections of
>>white fencing
>>> that we installed per both the Board and Covenants Committee
>>will need to
>>> be removed. In short the fencing is not approved under the by-
>>laws. That
>>> error falls on me based on my interpretation of those by-laws.
>>>
>>>
>>>
>>> My apologies and we ask if you have any suggestions as to what
>>you would
>>> or would not like us to plant in the location please let us
>know.
>>>
>>>
>>>
>>> *Mark Miller, CMCA** * AMS**
>>>
>>> *General Manager*
>>>
>>> *Parkfairfax Condominium*
>>> *mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>
><mmiller@parkfairfax.info<mailto:mmiller@parkfairfax.info>>*
```