

January 2020

MAINTENANCE MANAGEMENT REPORT



February 2020

Anniversaries- Jones 2/14 (30 yrs '20); S. Johnson 2/4 (17 yrs in '20) Luis Escobar 2/4 (12 yrs '20)

Attic Inspections- **Alarms** (+ Structural & Electrical every 2 years again in '20)

Underway

Emergency Lighting checked @ 738 & 401

Completed

Eye Wash Station Flush- Quarterly

Underway

Gas Odorant Inspection

Completed

Management Report-

Completed

Newsletter

Completed

OSHA 300A Form (2020) Posted 1st

Completed

Sill Cocks Replacements- freezeless wall hydrants

Ongoing

Storm Drain Renovation Program- as weather permits

Ongoing

PEX Piping

Ongoing

Swimming Pool Repairs

Underway

Vacation Schedule Prepared 2020

Underway

PROJECT STATUS REPORT
Management

BB

Plumbing Crew	Upgrading water heaters, pulling DHW lines, cleaning sewer lines/storm drains, replacing exterior faucets, repairing/replacing broken water lines, doing crawlspace inspections, sealing plumbing chases, sump pump checks, boiler room inspections, drainage work and follow up repairs from ongoing inspections.
Landscaping Crew	Re-landscaping for drainage correction, etc. Inspecting and cleaning of grounds, cutting, cleaning pruning, planting.
Painting Crew	Performing plaster repairs/painting, attic inspections for separated ceilings, paint failure, water intrusion, settlement issues and etc.
Exterior Crew	Fully staffed, doing attic inspections as needed, squirrel tickets, masonry repointing, concrete and exterior repairs.
Carpenter Crew	Fully staffed, doing repairs throughout the property as identified and authorized. attic inspections ongoing
Cleaning Crew	Fully staffed. Working toward higher quality of cleanliness and awariness, weekly inspections being performed. Also cleaning storage areas and checking lighting.
Supply	Fully staffed, tracking and procurement of inventory and tools.
Other	Continued property wide limb pickup and drain checks as needed. Attic inspections
Building Settlement	Site wide settlement survey has identified critical and priority buildings which are being prioritized. Several building being on watch list, approved work continues.
Contractors	Contractors continue to work on property as needs are identified and work is authorized.
Emergency Duty	Fully staffed.
January, 2020 mgt	

Rhino Guard Install

November 12, 2019

Building	Front	Rear	Left side	Right side
101	x	x		
102	x	x		
103	x	x		
104	x	x		
105	x	x		
106	x	x		
107	x	x		
108	x	x		
109	x	x		
110	x	x		
111	x	x		
112	x	x		
113	x	x		
114	x	x		
115	x	x		
116	x	x		
117	x	x		
201	x	x		
202	x	x		
203	x	x		
204	x	x		
205	x	x		
206	x	x		
207	x	x		
208	x	x		
209	x	x		

Rhino Guard Install

November 12, 2019

210	x	x		
211	x	x		
212	x	x		
213	x	x		
214	x	x		
215	x	x		
216	x	x		
217	x	x		
218	x	x		
219	x	x		
220	x	x		
221	x	x		
222	x	x		
223	x	x		
224	x	x		

Rhino Guard Install

November 12, 2019

225	x	x		
226	x	x		
227	x	x		
228	x	x		
229	x	x		
230	x	x		
302	x	x		
303	x	x		
304	x	x		
305	x	x		
306	x	x		
307	x	x		
308	x	x		
309	x	x		
310	x	x		
311	x	x		
312	x	x		
313	x	x		
314	x	x		
315	x	x		
316	x	x		
317	x	x		
401	x	x		
402	x	x		
403	x	x		
404	x	x		
405	x	x		
502	x	x		
504	x	x		

Rhino Guard Install

November 12, 2019

508	x	x		
510	x	x		
511	x	x		
512	x	x		
602	x	x		
603	x	x		
604	x	x		
605	x	x		
606	x	x		
607	x	x		
701	x	x		
712	x	x		
715	x	x		
716	x	x		
718	x	x		
723	x	x		
725	x	x		
726	x	x		
727	x	x		
731	x	x		
735	x	x		
738	x	x		
739	x	x		
805	x	x		
813	x	x		
814	x	x		
817	x	x		
819	x	x		
822	x	x		
824	x	x		
826	x	x		
828	x	x		
830	x	x		
831	x	x		
832	x	x		
833	x	x		

Rhino Guard Install

November 12, 2019

835	x	x		
840	x	x		
842	x	x		
845	x	x		
847	x	x		
848	x	x		
849	x	x		
850	x	x		
934	x	x		
937	x	x		
946	x	x		
947	x	x		
948	x	x		
949	x	x		
950	x	x		
951	x	x		
952	x	x		
961	x	x		
964	x	x		
966	x	x		

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Parkfairfax Weekly Update 2.13.20

Join the Board of Directors

Reminder that there are 3 positions up for election in April. Representatives for Wards 3, 4 and one at-large position are up for election. Serving on the Board is an important way to be involved in setting strategic and budgetary direction for the Association, and collaboratively help decide our priorities. Owners who have been involved in other association committees in the past or who have professional or personal experience that would inform decisions about our community, should consider applying for the positions. These roles are a crucial volunteer position where one must represent the broad interests of all owners. We will be accepting application for nomination through Friday, February 28th, so we wanted to remind everyone in advance to allow owners to have the time to consider the role, talk to current or past Board members to learn more about the responsibility, and also consider encouraging others to apply. An application will consist of a resume and a statement of why you would be a good candidate to serve on the Board (please see attachment). Please reach out to Dana Cross, dcross@parkfairfax.info at the Association Office or your Board Representative to get more information.

There will be a meet the candidates' night on Wednesday March 18, 2020 at 7:00pm here in the party room at 3360 Gunston Road.

Metro Bus Update: We have received confirmation that off-peak Metrobus 22A will likely be eliminated this July. This is not due to the Alexandria Transit Vision but simply due to extremely low ridership. Parkfairfax residents are encouraged to attend the Feb 24th - 26th public hearings as well as submit written comments via the below link by Mar 2nd

<https://www.wmata.com/initiatives/budget/index.cfm#main-content>

New Date: Annual Chili Cook Off: Will be held on Saturday, March 21st. Please see the attached updated Activities Committee flyer.

- **Spring Landscape Cleanup and Mulching:** CLS is continuing the process of cleaning and prepping beds for to prepare for our cycle this year of property wide mulching. Currently they are focusing on the 100s', 200s', 300s' and 400s'. Mulching will begin by the end of the month weather permitting. Please remember that they will clean nor address any owners "yellow staked" areas. For those that do care for their own areas, we have a large pile of leaf mulch available in the maintenance yard which will be added to as needed through the city program.

- **Turf Restoration:** CLS is also taking soil samples throughout the site to check our soil composition prior to the spring fertilization. This will also be helpful where we need to do restoration and re-seeding.
- **Tree Work:** There will also be additional pruning done in the next few weeks. Affected buildings will be noted.
- **Shrub and Bush Replacements:** Many residents inquired about the removal of many dead or declining we are putting together full list of areas where replacement will be planted. This work will begin next month. We will be contacting owners directly where privet hedges were removed prior to re-planting.
- **Spring Tree Planting Program:** We will be replanting new trees where other have been removed with the exception of areas directly against the buildings. A location list will be passed on prior to be sure that we have where possible tree adopters through our Adopt-a-Tree program who will refill the gator watering bags as needed.
- **Water Leaks:** While reviewing the Associations monthly water bills, staff will note when there is an increase in consumption from the previous month and we do receive back up as well from Virginia American Water when this happens. We need to remind everyone, all residents including our renters that a leaking toilet, faucet or shower can flow hundreds of gallons of water in a short period of time. And as water/sewer is the Association's largest annual utility cost, we ask that these leaks are reported as soon as possible to offset the spike in consumption which translates to an increase in cost, which is paid for from your monthly assessments. Our plumbing staff will be able to assess the issue(s) and make repairs to toilets and some faucets via our Unit Services Programs. In instances where a shower body is discovered to be the issue, owners will need to contact an outside contractor as this is not handled by the Association. Lets all work together to keep our water losses to a minimal and keep our costs steady.
- **Handicap Parking:** There are several handicap parking spots located throughout the property. Just a reminder that these spaces are for vehicles that display either the handicap placard or license plate. If you find a vehicle parked in the spot that does not display either of the above, please contact the City of Alexandria PD or Parking Enforcement as these vehicle will be subject to ticket and a fine and if not removed will be towed if in Association cul-de-sacs.
- **Laundry Rooms:** We have had several reports regarding both lights on all night as well as doors not being secured. Please remember to turn off the lights and be sure the door is closed and latched when you leave. Please report any lights being out or door issues as soon as possible. Please be respectful for your neighbors when using the laundry rooms as units are above each location.
- **Sewer Main Replacement:** With the property being 76 years old we are beginning to experience issues with the underground sanitary system. We are currently replacing several hundred feet of line in the rear natural area in the 700's on Gunston Road. This is a large-scale project and we ask that if you walk in these areas please be careful. All areas will be re-graded and re-seeded as needed upon completion.

- **VDOT Construction Update:** VDot and TransUrban are continuing on the new sound wall project. The majority of work is being done during the day with the installation of the wall support post completed. We will provide further information as we receive it.

Please remember to alert us to any issues you may see or are concerned about. Use the buildium app or simply call the office at 703-998-6315.