

Discussion Item

**Dryer Vent Issue
3703 Holmes Lane**

Board of Directors
Parkfairfax Condominium
3360 Gunston Road
Alexandria, VA 22302
703.998.6315

June 11, 2020

Dear Parkfairfax Board Members,

My name is Nathan Keys and my wife and I have owned 3703 Holmes Lane in Ward 1 since 2013. I am writing the Board, as suggested by GM Mr. Miller, for consideration of being compensated to replace our dryer / washer unit that was damaged by a water leak after our bathtub drain was broken by a Parkfairfax repair person while clearing a blockage in the stack. Below is a timeline of events this year as I recall them:

- March 17 Noticed clogged bathtub drain and requested it be fixed
- March 18 Parkfairfax repair person came to cleared the drain and got it working again
- March 20 Noticed water flowing down the walls in the kitchen below the bathroom and onto our dryer / washer unit and stove
- March 23 Parkfairfax repair crew came to replace the drain pipe in the bathtub through the bulkhead and fix the leaking problem completely.
- April 4 The dryer began making grinding and squeaking noises, but still worked
- May 10 The dryer continues to make a grind and squeaking noise, but now has a strong musty odor and cannot

The crew that came on March 23rd said they see the drainage pipes from bathtubs break frequently while snaking the drain and said that is what happened to us. However, the water from the broken pipe has gotten into our dryer and has been making an increasingly louder high pitched squeaking noise when on and has developed a strong musty, moldy smell last month (see pictures attached of water soaked paint around our dryer vent tube). So much so that we can no longer use the dryer. I consulted with Aziz from Fair Appliance, LLC. To trouble shoot and he said that the smell may not completely go away and that we may have other issues later on when the dryer starts rusting more. Since the dryer and washer are attached with the same control panel, both would need to be replaced as just fixing the dryer does not seem possible.

Given that repairing the unit is not a viable option, I am requesting that we be compensated to replace the existing washer / dryer combo with something comparable. I assume you may want to send someone to check the dryer first to inform you in your decision making process. I suggested that someone come check it on May 27th, but have not seen anyone as of yet.

Thank you for your consideration on this matter and look forward to your decision.

Your neighbor,

Nathan Keys
3703 Holmes Lane

[Redacted signature]

K. O. H.

