

Discussion Item

Reimbursement for Rent - 3328 Valley Drive

Dana Cross

From: Scott Buchanan <buchananward4@gmail.com>
Sent: Friday, August 14, 2020 1:32 PM
To: Wolfgang Gunzel
Cc: Board of Directors; Dave Bush; dancpf2017@gmail.com; susancox91@gmail.com; PFX@ourivycottage.com; Jeff Lisanick; NSotoParkfairfax@gmail.com; osky1973; robinwoods@comcast.net; Mark Miller; Dana Cross
Subject: Re: Reimbursement for rent

Mr. Gunzel - As you indirectly reference, the Association does not reimburse for "loss of use," and has not done so for the situation where we rebuilt several units as result of the fire that started in your unit in building 808. Those rental and other expenses are specifically not included in our bylaws, in our insurance coverage, nor in our legal obligations and are the responsibility of individual owners and their homeowners insurance.

But since you have formally requested the Board's consideration for potential exception to our obligations and standing policy, the Board will consider your request on the agenda as a discussion item at our September Board meeting. You may submit any materials to Dana Cross that you wish shared with the Board by the Wednesday prior to that meeting, and you may speak to your request during Resident's Forum during that meeting if you would like. If the Board decides to hear the matter during the September meeting then the request would be placed on the agenda for decision during the October Board meeting. If the Board declines to further hear the matter during the September meeting, then the Association's position will stand.

Scott Buchanan
President and Ward 4 Representative
Parkfairfax Board of Directors

On Aug 13, 2020, at 6:48 PM, Wolfgang Gunzel <lbetula_5m@yahoo.com> wrote:

Wolfgang Gunzel
3328 Valley Dr., Parkfairfax
lbetula_5m@yahoo.com

Alexandria, VA, 8-12-2020

Parkfairfax Condominium
Unit Owners Association
Board of Directors
3360 Gunston Road
Alexandria, VA 22302

BoardofDirectors@Parkfairfax.info
cc S.Buchanan, D.Bush, D.Courtney, S.Cox,
J.Konkel, J.Lisanick, N.Soto, M.Wildes, R.Woods

Ref.: Reimbursement for rent

Dear Ladies and Gentlemen -

for building 808 restoration after the fire 8-11-2017 lasted well into 2018. It took over 13 months until we (my mother and I) could move back into my unit 3328, and the lock box was not earlier than November 2018 taken away from my entrance door guaranteeing then more privacy.

Until my move back I had temporary dwelling at 3201 Landover St., Alexandria, VA 22305, which was until 12-22-2017 covered by my insurance, Travelers Ins. With that date was the insurance position "D - Loss of use" under "Property Coverages" for \$ 7,875.00 exhausted, and I took over the monthly rent payments until 9-20-2018 (with prorating in Dec.2017 and Sept.2018).

For numeric details, please, see attached material:

- the Travelers insurance letter copy 5-22-17 to me for the policy period 7-7-17 until 7-7-18 (policy # 994286376 636 1) [relevant first four pages];
- copy extract from the first page of "Apartment Lease Contract" Wolfgang Gunzel/Aspen House Association from 9-20-17 for studio 1412 in 3201 Landover Street, Alexandria, VA 22305; from this page one becomes informed about the monthly rent \$ 1,717.00;
- email letter extract copy from Assured Relocation 12-12-17 to me regarding move out date 12-22-17; but I stayed and took over rent payment, d.t.o., starting with 12-23-17 (Assured Reloc. works together with Travelers Ins. for housing matters of Travelers clients);
- copy of my last rent payment confirmation for \$ 292.47 (prorated for the very last days 9-16-18 until 9-20-18), informing about my move out, which was 9-21-18.

August 2017 General Manager, Mr. Mark Miller, repeatedly explained that by Christmas of 2017 3324/3326/3328 would be available for moving back - this turned out to be many months later. December 2017 would have been an acceptable time. But for the span January to September of 2018 (disregarding the lack of privacy since 9-21-2018 due to the lock box [removed in Nov. of 2018, d.t.o.] when moving back in 3328), i.e. for 8 months plus 20 days would be appreciated a refund for the rent paid for the temporary dwelling at Aspen House 3201 Landover Street.

For 8 months rent comes to	8 x \$ 1,717.00 = \$ 13,736.00
for 20 in 30 days prorating comes to	\$ 1,145.00

delivering total of	\$ 14,881.00 .

Delays were caused e.g. by months of idleness, failures on behalf of inspections by City of Alexandria's Department of Code Administration - well documented in the files under control of Parkfairfax management administration.

The slow progress in restoring 3328 was especially highlighted by electrical inspections of which we learn not earlier than February 20 2018 with the result of "failed" [and still on 8-30-18 a failed-result regarding the electrical heater in the living room], and after this a progress occurred to be further on so slowly highlighting again that on 8-21-18 Mr. Capps, an employee of contractor Minkoff Co., was not able to get issued the Certificate of Occupancy from City of Alexandria's Department of Code Administration, more than 12 (twelve) months after the fire 8-11-17.

Even though I accepted refinishing of the long stairway (18 steps with landing) instead of a complete replacement as specified by the insurance adjuster - and by this I saved Parkfairfax Condominium Unit Owners Association financial resources and time - it took eventually 13 months and 10 days until we could move back.

This duration appears to be beyond what is reasonable.

To go a little bit more into detail for a moment [not exhausting list]:

- not earlier than Jan. 12 2018 we learn that the roof has been inspected and cleared by the city;
- not earlier than March 14 we learn that electrical inspection has passed after FAIL;
- per 3-29-2018 we learn again FAIL-result of city inspection (cf. permit tracker for 3328) and more slow down with progress report 4-13-18 repeating itself with same words as for report

- per 4-9-18;
- still on 6-8-18 not yet installed kitchen cabinets, gas stove, refrigerator, pedestal sink/bath tub and toilet;
 - we learn not earlier than July 26 electrical heaters installed;
 - on 8-21-18 when Mr. Capps was supposed to obtain the Certificate of Occupancy, dto.: my mother's bedroom door still opened in the opposite direction to what it was at the time of the fire 8-11-17; not even in November 2018, when the lock box was eventually removed from our entrance door, dto., the bedroom door was returned to its historical orientation (clearly shown in the drawing for the scope of work), the same as for all other one bedroom units in Parkfairfax.
 - As closing remark here - there is another flaw: the now small attic opening will not accommodate pull down stairs, hindering use of the attic for storage as planned for in the title to 3328 Valley Drive.

We are human beings - mistakes happen naturally - but hopefully not too often, not too severe.

Thanking the board for its attention I am

Sincerely,

Wolfgang Gunzel

Attachments, dto.

<img20200812_16131925.pdf>
<img20200812_16204201.pdf>
<img20200812_16235693.pdf>
<img20200812_16274063.pdf>
<img20200812_16311233.pdf>
<img20200812_16355625.pdf>
<img20200812_16391311.pdf>

