

VIRTUAL COVENANTS COMMITTEE MEETING MINUTES

May 11, 2021

CALL TO ORDER The meeting was called to order at 7:00 P.M.

ATTENDANCE Present were:
Yvonne Zecca – Committee Chair
Eric Keber – Committee Vice Chair
Paula Martori – Committee Member
Debbie Perez – Committee Member
Kristen Mowery – Committee Member
Scott Buchanan – Board Liaison
Dana Cross – Assistant General Manager

BOARD LIAISON REPORT: Board Liaison, Scott Buchanan reported that the Board reconstituted the Architectural & Planning Board. This committee will look at modernizing the AR#2 as well other specifications. At the last Board meeting the Board appointed two members to the Covenants committee and had to rescind as the deadline for applicants had not closed.

MINUTES: Committee Chair, Yvonne Zecca called for a motion of the April 13, 2021 covenant meeting minutes. A motion was made and seconded to approve the minutes as submitted. Motion passed by acclamation.

VIOLATIONS: Discussed at 8:40 p.m.

VISITORS: Dan & Ellen Ebeling, Unit Owners, Central Split System Application.

Josh Bentley, Contractor, Central Split System Application.

David Gordon, Contractor, Central Split System Application.

Carol Maggio, Unit Owner, Central Split System Application.

Kelly Simons, Unit Owner, Flagstone Patio Application.

Ruth Petzold, Unit Owner, Flagstone Patio Application.

Kristen Jaekel, Unit Owner, Brick Patio Application.

Elaine Lawler, Unit Owner, Planting Plan.

Hannah Marshall, Unit Owner, Plant Installation.

Amy Pokempner, Unit Owner, Plant Installation.

Jose Bergo, Unit Owner, Plant Installation.

Colleen Woomer, Unit Owner, Landscaping.

Marene LoPrete, Unit Owner, Visitor.

NEW BUSINESS

3522 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

3245 Valley Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application with the stipulations that both unit owners sign the application and a revised photo showing eight inches or more from the downspout is provided. The motion passed unanimously (5-0-0).

3237 Gunston Road – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

3117 Ravensworth Place – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to approve the HVAC application as submitted. The motion passed unanimously (5-0-0).

3613 Greenway Place – Committee Vice Chair, Eric Keber called for a motion of the installation of a flagstone patio. A motion was made and seconded to approve the flagstone patio application without the fountain. The motion passed unanimously (5-0-0).

3613 Greenway Place – Committee Vice Chair, Eric Keber called for a motion of the installation of a retaining wall. A motion was made and seconded to approve the retaining wall application as submitted. The motion passed unanimously (5-0-0).

3613 Greenway Place – Committee Vice Chair, Eric Keber called for a motion to relocate existing plantings. A motion was made and seconded to approve the transplanting application as submitted. The motion passed unanimously (5-0-0).

3201 Valley Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of a brick patio with a French drain and plantings. A motion was made and seconded to approve the application as submitted. The motion passed unanimously (5-0-0).

3519 Martha Custis Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of a flagstone patio. A motion was made and seconded to approve the flagstone patio application with the stipulation that the patio does not contain concrete. The motion passed unanimously (5-0-0).

3519 Martha Custis Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of a retaining wall. A motion was made and seconded to disapprove the retaining wall application and resubmit clarifying the type of wall and dimensions. The motion passed unanimously (5-0-0).

3531 Martha Custis Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of plantings and erosion plan. A motion was made and seconded to approve the plantings and erosion plan application as submitted. The motion passed unanimously (5-0-0).

3638 Valley Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of plantings. A motion was made and seconded to approve the application as submitted. The motion passed unanimously (5-0-0).

3228 Ravensworth Place – Committee Vice Chair, Eric Keber called for a motion of the installation of plantings. A motion was made and seconded to approve the application as submitted. The motion passed unanimously (5-0-0).

1804 Preston Road – Committee Vice Chair, Eric Keber called for a motion of the installation of plantings. A motion was made and seconded to approve the application as submitted. The motion passed unanimously (5-0-0).

3256 Gunston Road – Committee Vice Chair, Eric Keber called for a motion of existing plantings. A motion was made and seconded to disapprove the application due to the density of the plants and the plantings are installed beyond 20 feet from the building. The motion passed unanimously (5-0-0).

3256 Gunston Road – Committee Vice Chair, Eric Keber called for a motion of an existing arbor. A motion was made and seconded to disapprove the arbor as no dimensions or how instruction son how the arbor is secured was provided. The motion passed unanimously (5-0-0).

3256 Gunston Road – Committee Vice Chair, Eric Keber called for a motion of an existing flagstone path. A motion was made and seconded to disapprove flagstone path as no dimensions were provided and the path is placed beyond 20 feet from the building. The motion passed unanimously (5-0-0).

3165 Martha Custis Drive – Committee Vice Chair, Eric Keber called for a motion of the installation of plantings. A motion was made and seconded to approve the application as submitted. The motion passed unanimously (5-0-0).

ADJOURNMENT: The virtual meeting adjourned at 8:50 p.m. The date for the next Covenants Committee Meeting is scheduled for June 8, 2021.

VIRTUAL COVENANTS COMMITTEE MEETING MINUTES

June 8, 2021

CALL TO ORDER The meeting was called to order at 7:00 P.M.

ATTENDANCE Present were:
Yvonne Zecca – Committee Chair
Eric Keber – Committee Vice Chair
Dan Courtney – Committee Member
Debbie Perez – Committee Member
Kristen Mowery – Committee Member
Scott Buchanan – Board Liaison
Bryan Hudzina – Covenants Director
Dana Cross – Assistant General Manager

BOARD LIAISON REPORT: Board Liaison, Scott Buchanan reported that at the last meeting the Board approved members to the Architectural & Planning Board. This committee was assembled to look at the AR#2 as well other specifications.

MINUTES: The May 11, 2021 meeting minutes were reviewed and tabled for revisions.

VISITORS: Angelica Melendez, Unit Owner, Central Split System Application.
Josh Bentley, Contractor, Central Split System Application.
Ruth Petzold, Unit Owner, Flagstone Patio Application.
Marene LoPrete, Unit Owner, Visitor.

NEW BUSINESS

3613 Greenway Place – Committee Chair, Yvonne Zecca called for a motion of the installation of a water feature on the patio. A motion was made and seconded to approve the water feature. The motion passed unanimously (5-0-0).

3115 Valley Drive – Committee Chair, Yvonne Zecca called for a motion of the installation of an HVAC Central System Package. A motion was made and seconded to disapprove the HVAC application as the diagram showing the drain line is not clear. The motion passed unanimous (5-0-0).

3250 Valley Drive – Committee Chair, Yvonne Zecca called for a motion of the handicapped parking space application. A motion was made and seconded to acknowledge the application and recommend to the Board of Directors for approval. The motion passed unanimously (5-0-0).

VIOLATIONS: Discussed at 7:36 p.m.

ADJOURNMENT: The virtual meeting adjourned at 7:38 p.m. The date for the next Covenants Committee Meeting is scheduled for July 13, 2021.

Parkfairfax Condominium Landscape Committee Report July, 2021

Wooded Areas and Invasive Plants in Parkfairfax

At the Board President's request, the Landscape Committee gave an informative walk regarding the impact of invasive plants on the wooded areas of our property on June 26. Three members of the Board, several members of the Committee and residents attended the Walk. The group covered quite a bit of ground including the forested areas around Mt. Eagle and adjacent to the Valley Drive parking lot. The Committee will be putting together a work group on how we can work to control invasive plants and care for our wooded areas in our community. The impact of invasive plants is wide reaching and has an impact on water quality, biodiversity, wildlife habitat, tree cover, and maintenance of the property. The bottom line is these plants, if not controlled, will significantly impact Parkfairfax budget and curb appeal. An excellent primer on the subject is available at: <https://www.invasive.org/eastern/midatlantic/>

Grant Update

With Board approval, the Committee submitted a grant application for the Audubon Society/Plant NoVA Natives Grant for HOA Entrances. Sadly, Parkfairfax was not selected. Only 6 out of the 35 communities in Northern Virginia were selected for this matching grant of \$2,500.

We will continue to explore other grant possibilities.

Parkfairfax Garden Guide

The Garden Guide subgroup is continuing its work with the Garden Guide. The Parkfairfax Garden Guide (last time revised was 2011). We look forward to adding and updating the guide with input from other Committees and the Board of Directors.

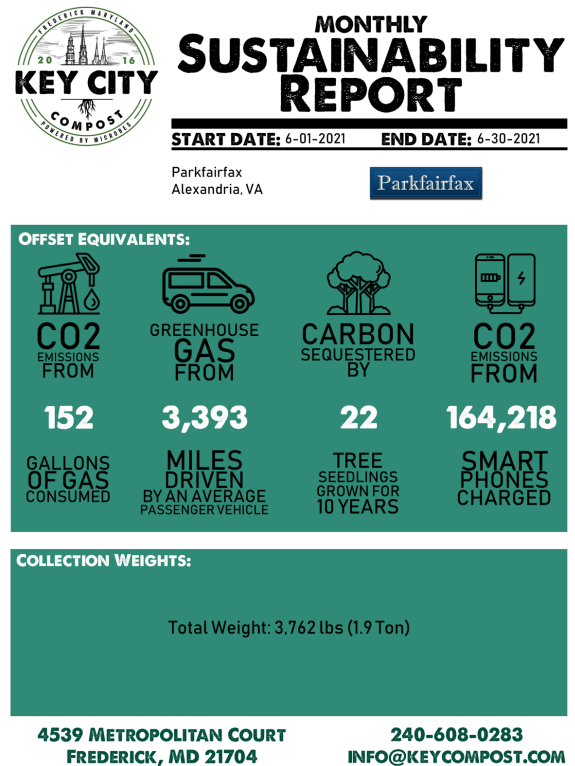
Adopt-a-Tree

Each year, since 2017 we have matched newly planted trees and neighbors through the Landscape Committee's Adopt-a-Tree Program. This program gives residents a chance to keep an eye on new plantings while facilitating the watering of young or fragile trees. The Summer is a key time for this program, as this is when we are asking the adopters to water and care for their tree. We've had over 3 dozen trees "graduate" from this program, meaning they are not on a regular schedule to be watered but are still checked on by neighbors from time to time. Parkfairfax staff has been very helpful with delivering water bags for those that request it and coming around with the water truck for those trees that have not been adopted or are in difficult areas for residents to water.

Compost Program Update

Since September 2020, Parkfairfax has allowed residents to pilot an at-home compost program. To date, we have 100 households participating in this weekly service and our monthly stats are available in the chart (to the left). To date, the program has collected almost 2 tons of food scraps that have been diverted from our waste stream and have helped keep the critters from our trash bags!

As a reminder, we will be taking a Summer Break from meetings but continuing to work on projects. Our next meeting will be on September 7 at 7 PM via Zoom.



Minutes of Transportation and Land Use Committee (TLUC) meeting of July 8th, 2021

The Parkfairfax TLUC convened its July meeting, virtually, on July 8th 2021 to discuss topics old and new:

1. The report of the TLUC-inspired lighting survey, performed by On-Site Lighting and Survey LLC of Buffalo MN on May 11th had not yet been received prior to the July meeting. It was distributed the following day, and On-Site “confirmed that parking lots and surrounding walkways have very low light levels.” As previously noted, the statement of work for this \$9K contract has eluded the TLUC, and probably the Board, so it became apparent only after receiving the report that the survey focused exclusively on our parking areas. On-Site suggested various types of floodlights, post lanterns and bollard illumination posts that could be used to improve parking lot lighting but stopped short of specific recommendations. Management subsequently received assurance from On-Site that they could source 3000K or possibly 2700K (warm white) lighting to be compatible with the historic character of our community. So, while the foot-candle measurements taken in our parking areas were presumably accurate, absent a statement of work, it remains unclear whether On-Site fulfilled their contractual obligations and what benefit can be derived from their limited survey. There are walkways, steps and other common element areas that also warrant attention as do reports from residents about existing fixtures that focus excessive illumination on bedroom windows. The TLUC is considering a more comprehensive assessment of Parkfairfax lighting this fall, at no cost to the Association.
2. A member reported resident interest in erecting Little Free Library boxes in Parkfairfax. I’m sure many have seen those cute little boxes placed all over town, allowing folks to borrow a book or add to the collection. I understand one of the goals of the program is to increase literacy in certain areas where it may be lacking. Literacy may not be the issue here, but I suppose there is nothing wrong with promoting reading. While not open 24/7, nor on everyone’s itinerary, we are fortunate to have a fairly large and diverse lending library in the lobby of the Management Office. We are also fortunate to be close to the public library in Shirlington which recently resumed near-normal operations. Nevertheless, I have asked the organizer of the Parkfairfax Book Group to discuss with her members the desirability of installing a few Little Free Library boxes here. I am awaiting a response shortly. The effort includes consideration as to where to locate the boxes, with ideas ranging from bus stops to swimming pool entrances to tennis courts to the former Spruce Island. The cost of installing and maintaining these boxes, while not excessive, would have to be borne by the Association.
3. The TLUC also discussed the recent decision by Arlington County and developers to scrap the plans to triple the density of the Park Shirlington Apartment complex and instead retain and renovate the existing 293 units.
4. The New DASH Network will augment and alter bus service throughout the City beginning September 5th. In addition to the new routes, ALL DASH buses will become “fare-free” at all times starting September 5th. A flyer, tailored for routes serving Parkfairfax will appear in our August newsletter.

The next exciting TLUC meeting will convene August 12th at 7PM.

Best regards,
Bob Gronenberg
Parkfairfax TLUC Chair

A&PB Meeting – July 7, 2021

Called to order at 7:30pm

Attendees:	Ann McCord	Absent:	Ann Wheaton
	Amy Cohen		
	Scott Mulrooney		
	Anna Fernezian		
	Kristen Mowery		
	Paula Martori		

Notes:

Committee members agreed upon a work plan that will focus first on reviewing and updating the existing specifications associated with AR #2. They will then move on to reviewing and revising AR #2 itself.

Revised specifications will be passed up to the Board as they are completed not all at one time.

Committee members chose to break out into smaller working groups to review specifications and generate first draft redlines.

Amy, Ann, and Paula:	Door Hardware (include video doorbells and keyless locks)
	Door Colors
	Replacement Front Doors
	Replacement Back Doors
	Screen/Storm Doors
	Breezeway Fences

Scott:	Kitchen/Bath Exhaust Fans
	Dryer Vents
	Washer/Dryer Installation
	Ventless Washer/Dryer Installation
	Condensing Washer/Dryer Installation

Kristen and Anna: Front Exterior Lighting
 Rear Exterior Lighting (include landscape lighting)
 Electrical Receptacle Installation

Pro-tips collected as side notes for the website.

Redlines to be distributed among A&PB member by August 3.

A resident participated in the meeting via zoom in order to brief the committee on issues she discovered with the recently adopted specifications for slider style replacement windows. The committee thanked her for her information and will take it into consideration during their review of the specifications for replacement windows.

Next meeting date is August 11.

Adjourn: 8:45pm