

Committee & Management Reports



Building & Utilities Committee (BUC) Monthly Report

February 2022

12 March 2022

Summary of BUC activities during the past month:

On 22 Feb, the BUC meeting focused on phase 2 (Location Analysis) of the Laundry Room Study. This session included: scope of this phase and data collection methodologies. For scope, the BUC chair specifically pointed out that this is not a study of the maintenance, repairs, or condition of the rooms (although we may collect some incidental data on that) but rather the path the BUC will take for finding which rooms are ideally located and have the best layout for remaining in use as laundry facilities. The rooms not chosen as the ideal locations for laundry facilities will be re-purposed for other utilization in phase 3. Data collection methodology was led by Tom Berens. Tom gave a presentation to the group explaining all of the detail that would be collected on a survey of each laundry room. There was some discussion on how best to share the spreadsheet used for collecting the data and photographs. The Chair reminded the group that we will need to work with the PFX General Manager to discuss the data collection plan, gain approval, and gain any support we would need to execute it. Tom, Jill, and Laura H. will prepare a slide deck for the GM – planned for on/about 30 March.

On 10 Mar, the BUC continued on location analysis for the Laundry Rooms. Tom Berens provided an excellent presentation on how to use Google Earth for part of the evaluation. Methodology is shaping into a development of “needs-based assessment” and “suitability-based assessment” for the locations that will be selected for recommendation to the BOD. The chair also provided a brief review of criteria scoring definitions for the overall prioritization of PFX issues (to be discussed at the next meeting – 24 Mar).

Summary:

- The BUC approved Meeting Minutes for submission to the PFX BoD.
- Location Analysis continues.

For additional details on these meetings, refer to the BUC Meeting Minutes (as submitted)

Problems encountered / Assistance requested:

None

BUC Monthly Report
January 2022

Number of members and visitors (by name) at the last BUC meeting:

22 February 2022	10 March 2022
Chuck Lunati (Chair) Lydia Riabtsev (Deputy Chair) Elaine Lawler (Recorder) Jill McClure Tom Berens Erin Weeks Laura Harrington Jim Konkel (Liaison)	Chuck Lunati (Chair) Lydia Riabtsev (new Duty Chair) Elaine Lawler (Recorder) Erin Weeks Tom Berens Laura Wheeler Laura Harrington Jim Konkel (Liaison)

Plans for the coming month:

- Continue development of Criteria Scoring
- Continue Phase 2 of the Laundry Room Conversion Study (Room Location)
- Meet with GM on Data Collection Plan and Methods

Itemized listing of expenditures (if any):

None

Itemized listing of income (if any):

None

Recommendations or proposals (if any) with supporting rationale:

None.

Other Information:

None

Minutes of Parkfairfax Transportation and Land Use Committee (TLUC) meeting of 14 April 2022

The TLUC was excited to hold a long-awaited IN-PERSON meeting on 14 April with seven lively participants. While some brought delectable comestibles and libations, I'm sure all enjoyed the convivial atmosphere and the sparkling communications without having to unmute themselves or raise their electronic hands. Although the TLUC is a long-established Parkfairfax committee, the relevant topics we tackle continue to attract new and enthusiastic members.

The focus of the April TLUC meeting was the year in review and future projects in preparation for the 20 April Annual Meeting. As the Annual Meeting precedes the April Board meeting, I suggest the Annual Meeting presentation be accepted in lieu of a detailed report this month.

Best regards,

Bob Gronenberg

Transportation and Land Use Committee Chair

The next monthly meeting will be on May 12th, 2022, at 7 PM, hopefully in person once again.

Parkfairfax Condominium

A Historic District

Board of Directors March 2022 Meeting

General Manager's Report – April 18, 2022

This Report was prepared and is respectfully submitted by Francisco Foschi, General Manager at Parkfairfax Unit Owners Association.

ADMINISTRATIVE

1) Admin Personnel:

We are pleased to have Raesana Robertson join the administrative team as our new Covenants Director.

Raseana comes with twenty years of experience in the property management field and has held numerous positions as an assistant, lease administrator, and property manager.

We hope that with our guidance and support, she can give us a very much-needed hand on the Covenants issues and other miscellaneous administrative activities.

2) Credit Card Fees:

We have changed the merchant services program that provided homeowners and residents with the option of paying with a credit card at the office's reception.

Starting April 8, 2022, the credit card fees associated with every transaction will be charged to the credit card holder as an additional percentage to the transaction's total

3) EV Charging Stations:

We have been working with Brian Mullins to explore additional potential locations where the EV charging stations can be installed.

The approximate cost of running electricity to the two already proposed locations, one in Ravensworth and one on Lyons St, is about \$11,000 each. There are three additional proposed locations deemed ideal for installing the EV charging stations (see circled areas in red on the map attached at the end of the Report); however, the cost would double since there are no laundry rooms nearby where they can run electricity from. In summary, the Board can choose any location they desire, but the cost will be driven by how complex will be to run the power to such.

At this time, Bob and Chris are requesting quotes from different service providers, and we will have a better idea of overall costs once we receive them. We will present the Board with all the relevant data at a later board meeting.

4) Maintenance Yard Access Upgrades:

Management is in the process of looking into different options to upgrade our access control and camera system located in the maintenance yard. It has been brought to our attention that it is challenging to identify trespassers due to some cameras' location, age, and resolution, making it difficult to enforce our trash and recycling disposal policies.

The new system upgrade will allow us to capture faces, license plates, and the trash disposal process. We will also replace the signage at the yard entrance for more concise and informative language.

We expect to have a new system in place by mid-summer.

5) Gas Safety Regulations & Compliance:

We would like to inform the Board that we have received a notice from the Division of Utility and Railroad Safety regarding some deficiencies in our 91 low-pressure master-metered natural gas distribution systems. These systems, together, serve Parkfairfax's condominium complex and are supplied by Washington Gas Light Company ("WGL"). Some of these deficiencies go back to 2019.

While the deficiencies listed on the notices received do not present imminent danger to Parkfairfax and its residents, they need to be corrected in their entirety and have the Division of Utility and Railroad Safety sign off on them.

We are working together side by side with JD Relleck, Washington Gas, and our licensed gas pipeline installer (E&G LLC) to correct these deficiencies. Once completed, upcoming inspections should take place. We will include updates in this Report about this matter until fully resolved.

6) Alexandria City Pool Addresses Assignment Program:

The City of Alexandria is initiating a project to assign addresses to private swimming pools in the community. When emergencies occur at large swimming pools, it can be challenging for emergency personnel to navigate to the correct location without a formal address. Once pool addresses are approved, they will be added to the CAD 911 system resulting in improved locational accuracy for public safety personnel. This increased locational accuracy can improve emergency response times for Police, Fire, and EMS personnel to these locations.

This project aims to provide unique addresses for swimming pools within multi-family residential complexes. Complexes containing multiple pools will receive an individual address for each pool.

In addition to the emergency response benefits, the property owner can use these pool addresses to obtain city permits for property maintenance, repairs, or construction.

7) Community Room Upgrade:

The architect is working on the next version of the construction documents. The APB Committee recommends that Parkfairfax, as the owner of the building, applies for the general building permit at the same time they submit the construction documents. No other updates on this project at this time.

8) Building 907:

After implementing an aggressive rodent treatment plan, we are pleased to report that all rodents issues reported during the February meeting have been resolved. In addition, the abandoned unit at the end of the building is currently being brought back to normal conditions. Expected completion date is 5/15/2022.

MAINTENANCE

1. 936/3528 Valley Drive (Terry Woods/Paul Herbert) Spoke with Terry Woods. She's currently working with Young Environmental to have mold remediated.
2. 114/1123 Beverly Dr (Geoffrey Mullikan). All repairs have been completed at the unit. A final air sample of the unit is scheduled for April 20th.
3. Building 739/Rear Sewer line replacement – Concrete sewer line collapsed in several places, causing the drain back up. E&G LLC along with the staff are working on this issue. Work is scheduled to be completed by April 22, 2022
4. 717/3522 Gunston (Daniel Shen). Erosion issues at the rear. Coordinating with our landscape team and CLS on building a retainer wall to stabilize the hillside.
5. Laundry Room Heater Thermostats. The electrician has removed 41 secondary thermostats from laundry rooms. This will allow heaters to cut off/on automatically when it reaches their set point. Still have more to do.
6. Building 842 Boiler Room/Electric Service: Discontinue electric service in the boiler room as it is no longer safe, and there is only partial power due to a fault on the underground feed located under the sidewalk. The electrician will remove old equipment and install a new 200-amp circuit breaker panel in the laundry room.

Work is scheduled for March 8th and will be done by Brian Mullens. The contractor will work side by side with Dominion Energy.

7. Staff installed (2) heaters in the boiler room at Bldg. 405
8. Staff: Commercial Gas Hot water heater training May 4th.
9. Staff: Monthly Safety Meetings
10. Staff: Attic and Smoke Alarm Inspections are scheduled to be completed by May 13th.

Asbestos Remediation (Crawlspace)

BLD	ADDRESS	TYPE	#OF UNITS		WORK DATES	STATUS	NOTICE OUT
523	1316	BB-7	5		6/6 to 6/10		May 23
929	3425	B-16	6		6/13 to 6/17		May 30
946	1625	BB-10	6		6/20 to 6/24		June 6
947	1533	ACC-20	8		6/27 to 6/30		June 13
949	1521	BB-7	6		7/4 to 7/8		June 20
951	1509	BB-7	5		7/11 to 7/15		June 27
953	1500	ACC-20	8		7/18 to 7/22		July 4
954	1669	ABC-19	5		7/25 to 7/29		July 11
956	1701	ABC-18	5		8/1 to 8/5		July 18
957	1520	BB-7	6		8/8 to 8/12		July 25
958	1711	B-14	4		8/15 to 8/19		Aug 1
959	1532	ACC-20	8		8/22 to 8/26		Aug 8
961	1548	BB-7	6		9/5 to 9/9		Aug 15
962	1739	C-1	8		9/12 to 9/16		Aug 22
963	1560	BB-7	6		9/19 to 9/23		Aug 29
964	1755	BB-7	5		9/26 to 9/30		Sept 5
965	1572	ABCC-21	5		10/3 to 10/7		Sept 12
966	3401	BB-8	6		10/10 to 10/14		Sept 19
967	1600	CCD-4	8		10/17 to 10/21		Sept 26

Building Stoop Replacement

June	July	August	September
907/1635 Fitz	728/3306 Gunston	307/3566 MC	303/3594 MC
907/1637 Fitz	728/3308 Gunston	307/3568 MC	303/3596 MC
			927/3339 MC

LAUNDRY ROOMS ♦
& STORAGE ROOM ONLY ♦

STREET ADDRESS LEGEND

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