

2023

Candidate Statements

Jeff Lisanick

Ward III Representative



“Continuing the Fight on Your Behalf”

“Parkfairfax is an incredibly beautiful, rich, and diverse community, flush with enviable bucolic green space. Home to presidents, senators, and other important luminaries, it has rightfully earned its position on the National Registrar of Historic Places. We all agree that Parkfairfax is a treasure, and we all want to maintain its unique character which makes it a special place to live. To that extent, we can – and must – do better providing services to residents, maintaining our buildings, and improving our landscapes.” I wrote those words when I first ran for the Board in 2020 and they are as true today as they were then.

My name is Jeff Lisanick, and I am running to continue serving as your Ward III representative. My roots extend deep into the history of our community, having arrived here in 1975 at the age of nine, attending Charles Barrett from 1975-78, and making several lifelong friendships. Parkfairfax was an integral part of my formative years.

As a Board Member, one of my concerns is that certain areas of our landscape are not all they should be. For instance, certain areas of our landscape have large swaths of brown patches where grass should be growing. Replacing trees and shrubs in our courtyards and our open spaces should be a high priority for the Board. Also, HOA fees continue to rise, as we see by the preliminary approval of an unexpectedly large increase in assessments. I will continue advocating for prudently funding Reserves without overly burdening current owners, who will materially feel the increase every month.

I’m proud that during my term as Vice President of the Board, I was part of the search committee that brought our new GM, Francisco Foschi, to Parkfairfax.

My spirit of volunteerism was shaped, informed, and inculcated in me from my parents. For example, in the early years after the 1978 conversion, my mother, Sarah Lisanick and others painstakingly removed invasive plants which had completely taken over the woods behind the Coryell Lane pool. That same spirit of service drives my efforts in combating area homelessness for the past decade, culminated by being named Lord Fairfax at Large 2017-18 for Fairfax County. My empathy for others led to my current occupation, where I fight homelessness every day. Many of you know the work my agency – New Hope Housing – is doing and have donated TVs, furniture, clothing, and other items for our clients exiting homelessness for permanent housing.

As your Ward III representative, I want to continue improving and beautifying Parkfairfax. I will strive for fairness and ethical decisions by the Board, the Covenants Committee, and management. I will be responsive to your concerns and lead by example. Service on the Board requires dedication, and I am grateful for both current and past Board members who have volunteered their time to make Parkfairfax a better place for all of us. Thank you for considering me for the opportunity to serve as your Ward III representative.

Scott Buchanan

Ward IV Representative



I have lived in Ward 4 of Parkfairfax for more than 10 years and have served on the Board for the last several years. Over those years I have served in various roles on the Board of Directors including Treasurer, Vice President, and President. Prior to that I served on the Covenants Committee and was Chair for several years. I would like the chance to serve again this coming term to represent my Ward on the Board to focus on helping the Board achieve several large efforts including implementing a 5-year budget plan to better manage condo fee volatility and better plan for large projects like roof maintenance and building stabilization, but also focusing on building consensus positions that reflect the careful balance of concerns of all owners.

Experience:

- Served as President, Vice President, and Treasurer of the Board in the past
- Worked to keep condo fees under control through creative cuts and cost saving measures
- Led committee effort to find a new General Manager
- Worked to move Board meetings to online environment so more owners could participate
- Previously was Chair of Covenants Committee for several years

Goals:

- Make new investments in landscaping, property aesthetics, and amenities, while reducing spending on underutilized services
- Implement a 5-Year budget to help control condo fee volatility
- Build reserves so we are prepared for roofing replacement, building stabilization - and can handle all proactively
- Improve communication with repair or project requests residents by improving Buildium and staff process to keep owners up to date
- Modernize amenities and invest to be attractive for today's potential buyers to increase property values

While this background coupled with my goals hopefully will give you some perspective about the work I'd like to do and have done, there are a couple of issues that would be my focus of elected. We had been funding the reserves according to our plan, and then recently got a new study that suggested even more money needs to be saved for the next several years. This investment in our reserves is the most important thing we can do – it protects our roofs, our buildings, and the core property value of each of our units for each of us. The finance committee begun developing with our Treasurer a 5-year budget plan to help us get where we need to be and make wise choices on savings we can achieve. I would like to continue to support and expand that work. Also, I want to keep modernizing. While the community has great history, the future needs to be our focus. We are competing against properties for new buyers and keeping demand high is what will increase the value of our personal financial investment. That means a careful balance of investment in our shared spaces. I hope to work to strike that balance and continue to find compromise to get us there.

Please reach out to me with questions at BuchananWard4@gmail.com, and I ask for your support and vote.

DAVE BUSH AT-LARGE CANDIDATE



Because candidates for the Board must limit their statement to 500 words, I hope you will forgive me concentrating on the issue which will affect our community for decades to come –the proposed replacement of all roofs at an estimated cost of up to \$79 million dollars.

Two years ago the Board received a report on reserve funding stating our terracotta roof tiles had reached the end of their useful life at 75 years. Although that lifespan estimate has recently been extended to 100 years, the Board felt that the challenge of roof replacement must be met. While I absolutely agree that our roofs must be addressed, I caution that it is our fiduciary responsibility to undertake such a massive project with proper care and good planning.

This requires more study than the recently received engineering survey, which, interestingly, stated the large majority our roofs are in good shape. Based on data gathered from inspecting a small, and in my opinion statistically invalid, percentage (less than 10%) of our 285 buildings and a ten year replacement program, the report suggests work begin with up to twenty of our 285 buildings.

I propose an in-depth, building-by-building conditions survey over the next year and, using the information gathered, develop a sound phased replacement plan with an annual cost of not more than \$500,000 per year. Going this route we allow for a controlled expenditure, while tackling roofs on a priority basis beginning with those needing immediate attention before moving to those which are in much better shape and have a longer life expectancy.

Such a plan would include any ancillary work, such as gutters, downspouts, fascia, roof structure, etc., so there would be few if any surprises along the way. Most importantly, it would definitively show the condition of each and every roof and attic enabling a best to worst calculation for what should be a decades long project.

Currently our tiles are terracotta and our historic district status is partly based on this component. The recent report gave three possible replacement materials– asphalt, synthetic and terracotta. Asphalt is estimated at \$44 million, but it has a relatively short life span and may cause the loss of historic district status; synthetic at \$67 million, provided it looks the same, will continue the status but it is an untried product; and, terracotta at \$79 million, is a proven, long lasting product. I believe we need more information on the longevity of the synthetic should never use asphalt, and that terracotta would be the best option.

I'm close to 500 words, so a bit about my credentials – I have an extensive background in property management, a BA in History from American University and an MA in Urban and Environmental Planning from the University of Virginia. I have served on Parkfairfax Boards since the beginning of the condo in 1978. I believe my background lends itself to proper conservative planning for the massive project outlined here and I would appreciate your vote to reelect me.

Paula J. Martori At-Large Candidate



As a long-time resident of Parkfairfax, initially, as a renter who fell in love with the community and became a homeowner in 2005, I ask for your support to serve on the Parkfairfax Board of Directors. I place a high value on the uniqueness of our community from our green meadow-like open spaces to our woodlands, our many amenities including pools, gym, community room and tennis courts, and the charm of our historic buildings and landscaping.

I have been active in the Community and have volunteered to serve on several Parkfairfax committees. I am a member of the Covenants Committee, which I have served on for several years; I have also been a member of the Architecture and Planning Board and served on an Ad Hoc Committee set up to review all Parkfairfax policies and regulations governing the renovation and use of our homes. I enjoy volunteering for the Committees that support our Community. This service has provided me with the

opportunity to gain valuable insight into the inner workings of our Homeowner's Association and to connect with Community residents and gain an appreciation for Parkfairfax's diversity. I will bring those experiences to the BOD and am ready, eager, and able to make positive process improvements.

My goals for the future of Parkfairfax:

- **Infrastructure** - Our buildings and landscape are our two greatest assets. However, our buildings are 80 years old, and they are feeling the effects of their age. We have building settlement problems and the roofs have reached their life expectancy. I will be a driving force on the Board to start planning for the maintenance of our buildings over the next 20 years and determining how to finance that maintenance without exorbitant condo fee increases or special assessments.
- **Erosion & Landscaping** – Over the last few years our community has suffered from increased erosion and a decline in curb appeal. I believe that there are innovative ways to partner with residents and the Landscape Committee to increase plantings of shrubs and trees, including native species.
- **Maintenance Services** – I strongly support improving how services are provided to the Community. Residents need confidence they will receive services in a timely manner, will be informed as to a project start time, and that progress is made to resolve their request. I will work to implement a Quality Assurance (QA) program to ensure maintenance activities are performed properly.

I served in the U.S. Army for 11 years and currently work for a federal agency as an information technology program manager. I have extensive experience in planning, management and problem-solving. I work with stakeholders to resolve issues they encounter and lead them in planning for future innovations. My experience with cost/benefit analysis, drafting budgets, evaluating and mitigating risk and communicating with small and large groups translates directly into being an effective Board member. I look forward to the opportunity to serve this wonderful community and ask for your vote!