

**DISCUSSION ITEM**

**Seating Areas**

## Seating Areas

**(If approved by the BoD, this would become IV.B.4. of AR-2 with a title change in the table of contents and re-numbering of AR-2 to accommodate this new section. It would replace IV.B.2.m. which is a catch-all section specifically prohibiting items on the general, limited, or reserved common elements unless specifically approved by the BoD. Sub-section m. reads simply: “Furniture (other than outdoor lawn furniture.)”)**

### **Proposed new policy:**

Outdoor furniture is ONLY allowed for upper-level units without a Limited Common Element patio appurtenant to the rear of the unit and as designated on Parkfairfax plats and plans.

*(BOARD OPTIONAL – could also delete this sentence and extend this privilege to Owners with designated rear patio areas.)*

Furniture must be specifically made for outdoor use and may consist only of wood or metal or a combination thereof. Indoor furniture of any kind or material is strictly prohibited. Allowable colors for outdoor furniture are black, white, earth tone colors such as dark green, brown, or brick red matching the building brick. Wood may be in its natural finish and metals may have finishes of copper or bronze in addition to the colors listed above. Silver or chrome finishes are strictly prohibited.

Furniture must be appropriately sized to the seating area and may include 2 café sized chairs with a bistro table not to exceed 2 feet (24”) in diameter **OR** a garden bench not to exceed 4 feet (48”) in length. (BOARD OPTIONAL – could also include other seating styles and materials.)

ALL furniture must be placed within the limited common area adjacent to a Unit’s entry door or stoop, and must be ENTIRELY contained within a space no further than 5 feet from the wall of that building and additionally are strictly prohibited from crossing any sidewalks. Furniture placement is strictly prohibited in front of any other unit’s bedroom, kitchen, or bathroom window. If a seating area location overlaps in any way with an approved location for an HVAC compressor, the installation of the compressor will take precedence. ((Note – term “limited common area” is in keeping with prior Association Documents – word “element” has been deleted.) (BOARD OPTIONAL – could extend 5 feet to 6 feet max – some units have less but some have more – proposed policy intent is to keep furniture “tucked” close to buildings while keeping furniture safely away from community sidewalk edges in a furniture free buffer zone.))

Removal of any existing mature plantings not specifically listed on the Association’s Dirty Dozen List of prohibited plantings, will require specific, written pre-approval by the Association prior to removal and may include a requirement to install replacement plantings in the unit area at the Association’s direction. If plantings are removed without such approval, the Association

reserves the right to require that the vegetation in the area be restored at the Unit Owner's expense.

Furniture may be placed directly on existing soil and grass or ground covering. Wood chips or mulch in brown or black are also acceptable materials. If installing surface finishing materials, only permeable materials may be used. Stone dust or gravel in black, white, or neutral earth tone colors such as tan or brown are acceptable. Edging materials used as a border to both define the seating area and to contain the surface finishing materials may be black or brown steel or vinyl edging, landscape timbers, or brick or concrete edging. (BOARD OPTIONAL) The following materials are strictly prohibited as surface finishing materials: wood or composite decking, concrete, concrete pavers, brick pavers, and stone paving.

The Unit Owner and all subsequent Owners are solely responsible for all maintenance and repairs of the seating area during and after installation. If the Association requires removal of the seating area, in whole or in part, in order to perform routine or emergency maintenance, the Unit Owner is solely responsible for the replacement and/or repair of the seating area; the Association is not responsible in any way. The Association will attempt to make a good faith effort to notify the Unit Owner but failure of such notice does not cause the Association to be liable for any removal, damage to, or replacement of any elements of the seating area.

# DIRTY DOZEN and NATIVE ALTERNATIVES

On June 15, 2022 the Parkfairfax Board of Directors prohibited the planting of the following 12 plant species on the grounds of Parkfairfax (aka the Dirty Dozen). These plants have been identified both by the City of Alexandria<sup>1</sup> and Parkfairfax as highly invasive to our landscape and harmful to our trees. Please consider suggested native alternatives and double check all plants with their Latin names.

## THE DIRTY DOZEN INCLUDE:

- **English Ivy** (*Hedera helix*)
- **Asian Honeysuckle varieties** (*Lonicera japonica*, *Lonicera tatarica*, *Lonicera maackii*, *Lonicera morrowii*, *Lonicera x bella*)
- **Asian Wisterias** (*Wisteria sinensis*, *Wisteria floribunda*)
- **Bamboo** (*Phyllostachys spp.* and *Bambusa spp.*)
- **Kudzu** (*Pueraria montana*)
- **Nandina** (aka Heavenly Bamboo) (*Nandina domestica*)
- **Rose of Sharon** (*Hibiscus syriaca*)
- **Winged Burning Bush** (*Euonymus alatus*) and **Creeping Euonymous Vine** or **Wintercreeper** (*Euonymous fortunei*)
- **Porcelain Berry** (*Ampelopsis glandulosa var. brevipedunculata*)
- **Multiflora Rose** (*Rosa multiflora*)
- **Japanese Barberry** (*Berberis thunbergii*)
- **Oriental Bittersweet** (*Celastrus orbiculatus*)

## NATIVE ALTERNATIVES TO THE DIRTY DOZEN:

Instead of: **English Ivy** (*Hedera helix*) try one of these:

- Green and gold (*Chrysogonum virginianum*)
- Golden ragwort (*Packera aurea*)
- Allegheny spurge (*Pachysandra procumbens*)

Instead of: **Asian Honeysuckle varieties** (*Lonicera japonica*, *Lonicera tatarica*, *Lonicera maackii*, *Lonicera morrowii*, *Lonicera x bella*) try:

- Yellow Jessamine (*Gelsemium sempervirens*)

Instead of **Asian Wisterias** (*Wisteria sinensis*, *Wisteria floribunda*) try one of these:

- American Wisteria (*Wisteria frutescens*)

# Parkfairfax

**OWNER MANUAL**

**A GUIDE TO YOUR COMMUNITY**

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# Parkfairfax Condominium

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## UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315

February 17, 1987

Dear Resident:

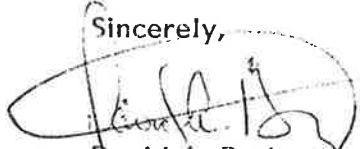
Accompanying this letter is the newly revised Unit Owner Manual for Parkfairfax. This is the first revision in over seven years, and has come about only through the volunteer efforts of your fellow residents. The Manual contains information vital to the upkeep of your condominium which, in turn, affects the quality of life in our community. Please note the following information:

- The Board of Directors voted for delivery of the Manual door-to door because this method is most cost-effective.
- The method of delivery assures that persons most directly affected by information contained in the Manual shall receive a copy.
- Any changes to the Manual shall be reproduced and distributed to you for incorporation in your copy.
- You are required to show evidence of possession of the Unit Owner Manual when you update your "facilities" pass.
- Each unit in Parkfairfax receives one Manual free-of-charge; extra copies are available at a cost of \$15.00 each.

We sincerely hope that you will find time to review the Manual, and that it will be a positive step in improved communications between residents, the Board of Directors, Management, and the Association's staff.

Thank you for your continued cooperation and support of Parkfairfax.

Sincerely,



David A. Bush  
President

Attachment

cc: Board of Directors

## PART VI

### COMMON ELEMENTS

Major common elements of the Parkfairfax Condominium include: all of the land, the supporting structure of the buildings, exterior walls, walls separating units, portions of plumbing, electrical and mechanical systems serving the common elements or more than one unit. Also included are outside stairs, parking areas (except public streets), storage spaces, boiler rooms and laundry rooms. Recreational (tennis, swimming, and avocational units) and other service facilities (Association Offices, Maintenance Yard) are also part of the common elements. Some of these common elements have been discussed in the chapters on Building Exterior and Building Interior. Other common elements are discussed in this chapter.



#### A. AVOCATIONAL UNITS

As a benefit for residents, the Association maintains woodworking, sauna, heavy and light exercise facilities in Building 309 on Martha Custis Drive. Keys to these facilities may be obtained from the Association Office with a \$5 refundable deposit for each key.

**The Association assumes no liability or responsibility for any accident or injury in connection with Avocational Facility use or for any loss or damage to personal property.**

#### B. FACILITIES PASSES AND GUEST PASSES

All residents are entitled to receive a Facilities Pass to use the tennis courts, swimming pools and avocational units. A "Resident of the Condominium" is any person who makes his/her primary year-round place of abode, dwelling or habitation at Parkfairfax Condominium. The mailing address, voter registration address, driver's license address of the individual requesting a Facilities Pass, and any other applicable factors may be taken into account in determining an individual's resident status at Parkfairfax Condominium. The maximum number of Facilities Passes allowed per unit corresponds to the maximum number of residents allowed per unit by City of Alexandria Code.

The General Manager may make a determination as to whether an individual is a resident of Parkfairfax Condominium and is entitled to a Facilities Pass.

An individual who has been denied a Facilities Pass by the General Manager for reasons of non-residency may seek a review of the decision by writing to the Board of Directors.

A Facilities Pass with a photograph of the bearer is required for admission to all common element recreation and leisure time facilities by all Parkfairfax residents aged eight years old and older. Children under eight (8) years of age may be admitted only when accompanied by a person sixteen (16) years of age or older. The initial Facilities Pass is issued at no charge; however, the replacement fee for a lost card is \$5.00 per card. A Facilities Pass is the property of the Unit Owners Association and may be recalled or its effectiveness cancelled for a period not to exceed thirty (30) days by the Unit Owners Association upon a finding of cause by the Covenants Committee. Use of the pass by an individual other than the one to whom it was originally issued is prohibited. Facilities Passes are updated each spring.

5. All refuse must be tied in plastic bags and all personal items must be removed from the area immediately after the event. Under no circumstances is the Parkfairfax Condominium Unit Owners Association liable for items left in the rented area.

6. Proof of \$100,000 liability insurance coverage must be provided at time of rental.

#### D. GROUNDS

The Association is responsible for the care and maintenance of the grounds including seeding, fertilizing, mowing, trimming, mulching, pruning, and planting, on the common elements in the community.

A three year Comprehensive Landscape Plan for the Association was drawn up by the Association Staff, and approved by the Board of Directors in March, 1985. It calls for a systematic review and schedule for preventive and corrective maintenance and landscape improvements for Parkfairfax. Copies of this plan are available for perusal in the Association Office.

Parkfairfax employs a full-time professional landscape crew, supervised by a trained Landscape Coordinator. The community also employs, on a contractual basis, landscape professionals (e.g. lawn service) to care for various aspects of the Parkfairfax landscape.

From time-to-time new plantings are placed in the community by our Landscape Crew; grass seed or sod is also placed as necessary. Please help water the new plantings; your assistance will be greatly appreciated.

**Gardens:** Residents are permitted to plant flowers in limited common areas within 10 feet from any wall of their unit, provided no sidewalk is crossed. Plantings of this type may be made without advance approval by the Covenants Committee. Approval MUST, however, be obtained within 30 calendar days of installation. Plantings must not exceed 5 feet at maturity and must not obstruct vehicular sight lines, block the windows of another unit, or cause safety or potential safety problems. Trees must be planted at least 10 feet from any building. If in doubt, check with the Association Office before undertaking any major landscaping. Maintenance of planted areas around a unit is the unit owner's responsibility. Areas must be kept neat and watered.

Tomato plants may be grown only in containers and may not be planted directly into the ground. The Association takes no responsibility for damage to plants directly under air conditioners or windows, around hatch covers, or within 5-10 feet from the wall where ladders are likely to be placed by the maintenance crew.

Yellow stakes to mark those limited common elements being tended by a resident may be purchased from the Association Office for 75¢ per stake. The presence of these stakes tells the landscape crew and contractors to stay out unless the owner is not following the rules and regulations (such as the prescribed 4 foot height for hedges). Contractors will not mow grass, remove leaves or mulch staked areas.

Community-wide mulching is done biennially by an Association contractor. A mulch pile for exclusive use by residents is maintained at the Maintenance Yard. Bring containers and shovels to collect the mulch.