

Reports

- Committee Reports
- BUC Presentation
- Manager Maintenance Report
- President's Report
- Treasurer's Report

Parkfairfax Activities Committee Meeting – August 2024

Review/Discussion			
<ul style="list-style-type: none"> • Responding to e-mail inquiries. • Teaming with the newly revamped Recreation Committee to do an event during summer 2025. • Inviting guests to attend our next meeting. 			
Activities Committee Event Dates 2024 - Updates			
▪	Saturday, August 17 th	6-8pm	Summer Concert #3 (Jamison Green Band)
▪	Saturday, September 7 th	12-2pm	Doggie Dip!!! Lyons Lane Pool. Karen to update on lifeguard schedule.
▪	Saturday, September 21 st	8am-noon Setup at 7am	Yard Sale – Online signups for yard sale begin on August 7 th (signups include table rental). Yard sale will take place at the parking lot on Valley Dr near the intersection of Gunston Rd.
▪	Saturday, November 9 th	5-7pm	Wine and Cheese. Community Room. Share assignments at September meeting.
▪	Saturday, December 7 th (New Date!)	6-7pm Setup at 5pm	Tree Lighting at the Island – Alexandria Choral Society is only available on Saturday, December 7th for 6pm performance.
Other Responsibilities			
<ul style="list-style-type: none"> • Create and post event advertisements for both FB groups and weekly e-mail blast. • Updated event page for September Forum newsletter. 			

A& PB Committee Report

August 21, 2024

The A&PB held a meeting on Wednesday, August 14, 2024. In attendance were Ann Wheaton, Valerie Hassett, Paula Martori, Gary Hucka, Alexandra Swan, and Ann McCord (Chair).

Specifications

The committee continues to work on updating and revising the HVAC and window specifications.

- We are considering the following revisions to the window specifications
 - Adding fiberglass as an acceptable material choice.
- Adding an awning style window for bathroom openings.

We are also working on clarifying some of the language about installation and about permanently affixing the muntins (grid pattern) to the window.

Our HVAC working group has completed their initial review of the HVAC specifications and will be reporting their recommendations to the full committee. Areas of focus included clarifying handling of condensate and proper location of the outdoor unit. We also want to streamline the document as much as possible so it is not so overwhelming to unit owners by simplifying the language as much as possible while not losing the necessary technical descriptions.

We will continue to prioritize getting both of these specifications done as soon as possible.

Roof Tiles

A&PB continues to stand by to gather and analyze data with regard to the roof replacement project in order to assist the Board in making the most informed decision possible for the community.

Meeting adjourned at 9:00pm

From: [Lydia Riabtsev](#)
To: [Dana Cross](#)
Cc: [Mike Rothenberg](#); PFX@ourivycottage.com; [Thomas Berens](#); [C. Scott Knudsen](#); [Elaine](#)
Subject: For Submission for August Board Package, Bike Rack Presentation
Date: Thursday, August 15, 2024 3:16:23 AM
Attachments: [Bike_Racks.ppt](#)

Dana,

I hope your morning is going well.

I have a few bullet points for updates to include in the Board Package regarding what the Building and Utilities Committee have been working on:

Laundry Room Conversion

- Building and Utilities Committee (BUC) met with Tony from Dynasty Community Services and Shawn from Pro Finisher on 5/3/24 and looked at three rooms that were identified as pilots, rooms: 308, 920 and 951.
- Following up to obtain a quote in order to gather data and put a presentation to present to the Board. Four ideas that were proposed: Conference Room, Storage, Bike Storage and a Dog Washing Station.
- Followed up with the Contractors on 8/11/24 and requested a quote for reference for a presentation.

Water

- BUC is going to review the water bills and see if they can find any trends which identify leaks that need repair.

Also attached is the Bike Rack presentation titled "Bike_Racks", for submission.

If you have any questions or need additional information, please let me know.

Thanks!

-Lydia

PARKFAIRFAX FINANCE COMMITTEE MEETING
PFFX BOARD ROOM, 5:30 pm
July 31, 2024

Attending Members: Greg Drone, Chair
Tim Buzby
Dave Bush, Treasurer and Board Liaison

Guests: Scott Mulrooney, Board President
Jeff Lisanick, Board Member
Gary Hucka, unit owner

Agenda: Treasurer's report
Review cost and performance characteristics of Terracotta and Synthetic Slate.

Next meeting September 5, 2024 at 6:30 pm.

Performance and cost comparisons between Terracotta and Synthetic Slate

Material	Terracotta (clay)	Synthetic Slate (recycled plastics)		
Manufacturer (since)	<i>Ludowici</i> (1888)	<i>Brava</i> (2008)		
Warranty/years	80	50		
Warranty for stability and color change <i>Sunlight will cause materials to fade or change colors over time.</i>	75 years (no more than 2 units color change)	10 years color (may change significantly over time) 10 years chalking		
Analysis Projected Life	80 Years	40 Years		
Up front installed cost <i>per square</i>	\$2,791	\$1,958		
Up front installed cost per square with an equivalent life cycle cost to achieve a 80 year roof life. Price escalation of 3.8% material and labor and discount rate of 5%	\$2,791	\$3,194		
Up front installed cost per square with an equivalent life cycle cost to achieve a 40 year roof life using a straight line proration and 5% discount rate for the remaining roof life (years 50 to 80)	\$1,594	\$1,958		
Lifespan/years	80-----100 (documented)	30-----40? (unknown)		
Annualized installed cost over lifespan <i>per square</i>	\$35-----\$28	\$65-----\$49?		
Average monthly cost to unit owners over 20-year replacement period.	\$78	\$55		
Replacement years	2025	2025	2055	2085
Current and future replacement cost <i>per square</i>	\$2,791	\$1,958	\$5,994	\$18,350

From: [C. Scott Knudsen](#)
To: [Dana Cross](#)
Cc: [Robin Davis](#)
Subject: Landscape Committee report for Board packet
Date: Thursday, August 15, 2024 9:11:50 AM

Good morning, Dana.

I hope your day is off to a good start. My apologies for sending this committee report to you at the last minute. I will work to get it to you on Wednesday next month.

Best regards,

Scott Knudsen
571-232-0375

At our 8/6/24 meeting, the Landscape Committee discussed the following business:

1. Revisions to Tree Removal Form

Language in form is outdated as it refers to decisions made by Landscape Director, a position that no longer exists. Revisions to language were discussed. Discussion will continue in our 9/3/24 committee meeting. Committee will submit a final revised form for Board's consideration of approval in their September or October board meeting.

2. Key Landscape Areas for Improvement that aren't Focal Points

Discussion to identify several areas on property for landscape design planning and installation of plantings this fall. (Area in front of white retaining wall on Gunston in front of building 725 is an example of one such area.) Committee members will look for other areas for which landscaping plans can be created and implemented this fall. Discussion will continue in our 9/3/24 committee meeting. Goal is to present about three to five such areas to management in September.

3. Possible Creation of Landscape Subcommittee for Outreach Efforts

Subcommittee would focus discussion and planning among smaller group to (a) help plan events that are part of "Gardens in the Park" month and at other times of the year, and (b) gather ideas to support a steady flow of landscape-related articles in the monthly Parkfairfax Forum and items for the weekly "email blast" to residents. Creation of this subcommittee will depend upon several committee members' willingness to take on this role. Discussion will continue in further meetings.

Other Items Also Mentioned (to keep on committee members' radar):

a) 5-year budget request for Landscape Committee priorities will be discussed in our September meeting

b) be aware of work in common area behind buildings in 100s to remove tot lot and expand and correct existing rain garden for better stormwater management and erosion control

c) be aware that BUC is working on a water-use monitoring effort to identify leaks and reduce water waste on property

d) brief recap of Ting presentation on 7/31/24 and resident concerns about potential widespread damage to landscaping and mature tree roots

e) effort to identify all large Tree-Of-Heaven trees on property for treatment and removal this fall to (a) improve our management of invasive trees, and (b) to prevent a potential infestation of Spotted Lanternfly

The Recreations Committee met at 7pm on July 22nd, via Zoom.

In attendance

Kristen Mowery, Chair

Lisa Harger, Vice Chair

Paula Martori

Starr Newlon

Michelle Wagner

Discussion

1. Movie Night

The Committee is exploring two options:

- A Movie Float-In (akin to a drive-in, but at the Martha Custis pool)
 - If the equipment rental company permits the date and location change and if we can secure lifeguards, this would be the Committee's preference.
 - Committee is exploring water-themed movies.
- A fall event, perhaps with a Halloween focus if pool movie night is not available this summer
- Committee would like to have soda and popsicles available for purchase/donation to help fundraise for future committee events instead of ice cream truck
 - Have a regular food truck for dinner/large meal items

Action items:

- Kristen is making calls to vendors. If there is a Movie Float-In, the Committee recommends hosting it August 23 (rain date August 24)
- Check with legal about refreshments

2. Pool Issues

A. Hourly 10 Minute Break

- Committee agrees that gaining an understanding of why the policy exists
- If lifeguards are rotating throughout the hour, is a 10 minute break needed?
 - GM committed to contacting legal in regards to this
- After clarification, provide article for the newsletter and/or weekly blast

B. Pool Guests:

- Current policy allows 3 guests per ID card
 - Multiple people have reported individuals bringing more than allotted amount
 - Do children receive ID cards
 - Is there a better system for guest admittance

C. Thunder/Lightning Storm Protocol

- Suggestion of instituting a flag system to communicate thunder
 - Clear indication that residents cannot go into the pool
 - Avoid having residents continuing to have to ask the lifeguards (about the status of the pool during a weather break

D. Code of conduct

- A disturbing report that lifeguard was called disparaging, ethnically motivated name
 - What recourse do the lifeguards have
 - What recourse does Parkfairfax have if future events can be substantiated

E. Pool sub-committee

- Resident survey
- Pool hour adjustments
- Pool Rules

Action items:

- Francisco to check with legal about 10 minute break

3. Pickleball Tournament

- GM has committed to purchasing two additional nets for upcoming tournaments
- Court lines to be taped at Valley Drive
- As sport popularity grows, look at adding courts at MC courts to provide more than one court with lights for evening play
- The Committee would like to have gift card prizes for the top teams
- Provide water but have sports drinks and snacks available for donation to fundraise for future committee events
-

Action items:

- Pickleball tournament sub-committee will be established after the movie night is held.

4. Future Events

The Committee also has a pool of ideas for future events:

- Float & Notes
- cornhole tournament
- volleyball tournament (Parkfairfax vs. Fairlington)
- doing a movie event in connection with what the book club is reading

NEXT MEETING: August 19 at 7pm, via Zoom

From: [Bob](#)
To: [Dana Cross](#)
Cc: ["Bob"](#)
Subject: Minutes of 08 August 2024 Parkfairfax Transportation and Land Use Committee (TLUC)
Date: Saturday, August 10, 2024 9:48:44 AM

The August meeting of the TLUC convened at 7PM in the Community Room.

First order of business was to consider revisions to the longstanding pattern of conducting TLUC meetings the second Thursday of every month, which predates my appointment as Chair nearly 10 years ago. That pattern is, with rare exceptions, incompatible with recent guidance that meeting minutes be provided to Dana, the Wednesday prior to the Board meeting (normally the third Wednesday of each month). In most cases, this month being an exception, the TLUC second Thursday meeting occurs only six days prior to the Board meeting, and one day AFTER the deadline for submission of the minutes!

The consensus among TLUC member present was to shift the TLUC meetings to the FIRST Thursday of every month. Our next meetings will therefore be 05 September, 03 October (see below), 07 November, etc. at 7PM in the Community Room.

The other major topic discussed was Traffic Calming.

- Following the installation of a very popular all-way stop at Preston and Valley in February, an aerobic walk around with Alexandria Transportation and Environmental Services (TES) representatives, and measurement of traffic volume, speed and vehicle types in June, we have embarked on the next phase of the traffic calming initiative.
- Having met with TES earlier in the day on 08 August, various traffic calming options were discussed, intended to address excessive vehicle speeds recorded at eight locations throughout Parkfairfax. Considerations must take into account our hilly terrain and restricted sightlines. We will be working closely with TES over the next two months to target specific locations with specific remediation measures, culminating in a Townhall to discuss planned modifications with Parkfairfax residents on 03 October (tentative), in lieu of the monthly TLUC meeting.
- Following the Townhall, a letter of support from the Parkfairfax Unit Owners Association will be required. I suggest *this topic be docketed for the 16 October Board meeting*, so that a letter can follow shortly thereafter. A similar letter was signed by the former Board President in December 2023 in support of the all-way stop at Preston and Valley.
- Detailed design and Traffic and Parking Board approval (if required) will occur during the winter and spring.

- The City has budgeted FY25 funding for Parkfairfax traffic calming efforts, and therefore intends to complete installation of agreed-upon changes by next summer.

Other topics discussed Included:

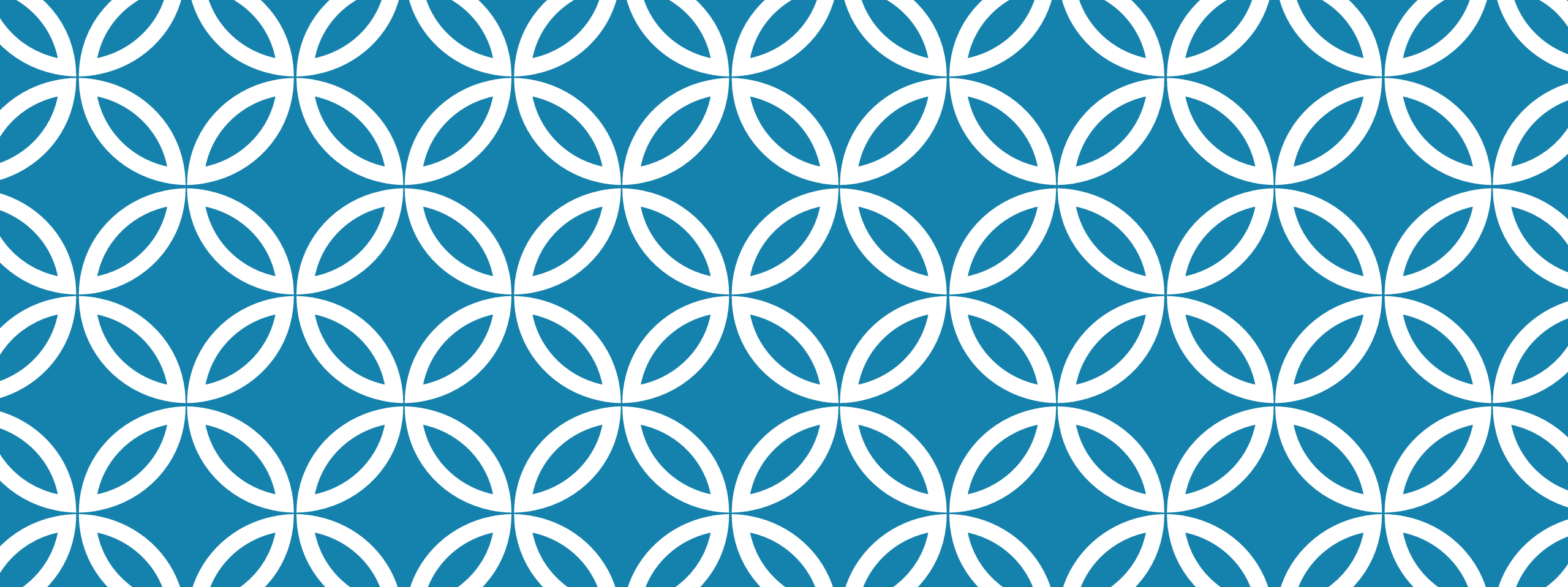
- Recent installation of license plate reading cameras at the Gunston Rd. and Quaker Lane approaches to I-395 for law enforcement purposes.
- July 24th presentation by Ting fiber optic internet, raising concerns about multiple excavations over many years.
- Accelerated completion of Gunston Rd. (3200-3500 blocks) resurfacing and restriping.
- NOT TLUC purview, but the August 2024 Parkfairfax Forum newsletter consists of 12 pages, including 3 pages of paid advertisements. The August 2019 Forum consisted of 24 pages including 13 pages of paid advertisements. It is understood that the Communications Committee is evaluating the relevance of the newsletter going forward, in light of weekly email and social media alternatives.

Again, the next TLUC meeting will be 05 September at 7PM in the Community Room. All are welcome.

Best regards,

Bob

Bob Gronenberg
Chair
Parkfairfax Transportation and
Land Use Committee



BIKE RACKS

Laundry Room Repurposing
Concepts

July 11, 2024

BIKE OVERCROWDING PROBLEM

- Overcrowding in “Big 5” Decommissioned LRs
 - Bldgs 107, 208, 511, 535, and 707
- Assessment based on 2023 BUC Room Survey
 - Big 5 were Most Crowded rooms in Survey
 - Big 5 each house > 10 Bikes
 - Recently Double Checked Bike Count
- No Storage Space for Bike Accessories
 - E.g., Helmets, Tire Pumps, Tools



Most Rooms have One Rack Designed to Hold 5 Bikes

ROOM CROWDING DETAILS

5 Decommissioned Rooms have *More than 10 Bikes*

- Bldgs 107, 208, 511, 535, and 707

6 Decommissioned Rooms have 9 or 10

- Bldgs 308, 534, 708, 713, 920 and 937

SOLUTION RECOMMENDATION

For Rooms with > 10 Bikes, Add a second rack

For Rooms with 9 or 10 Bikes...

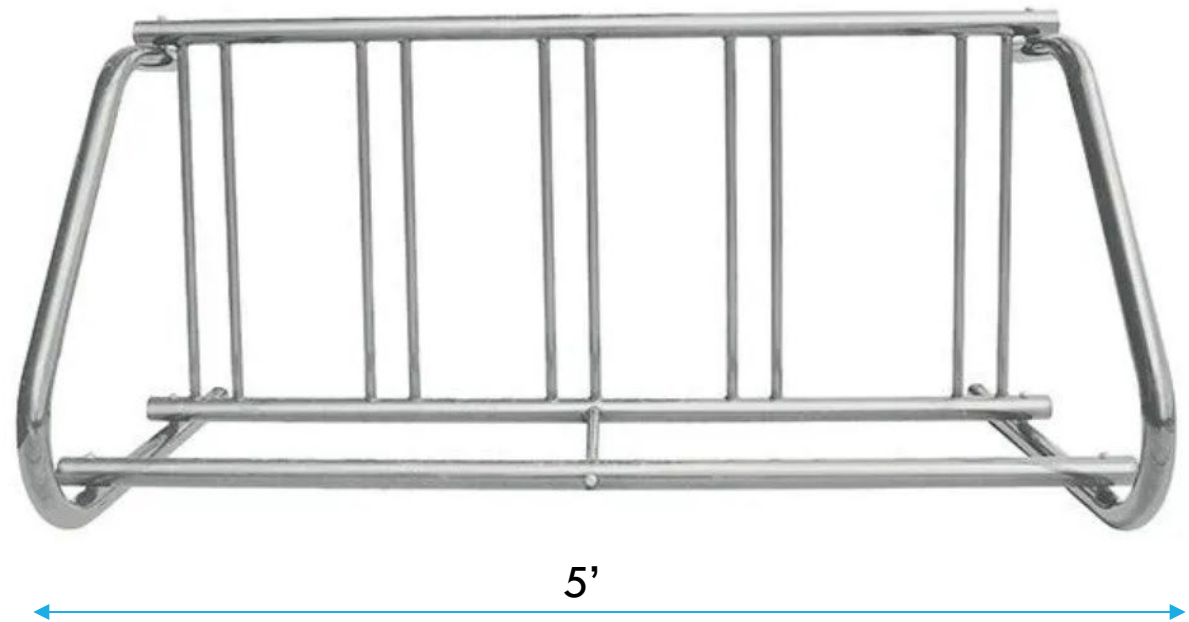
- Pull Existing Rack away from the wall to allow bike parking on both sides
- 5 Bikes can Fit on each Side for a total of 10
- Alternatively, add second rack
- Recommend Holding off on adding additional rack to Room 920.
 - BUC is working to propose Repurposing Options for 920
 - Racks can be added a later date if repurposing options are rejected

Add Lockers for Bike Accessory Storage

RECOMMENDED RACK REQUIREMENTS / SPECS

<https://www.parkitbikeracks.com/traditional-galvanized-bike-racks>

- Similar size/form to Existing Racks
- \$249 Each
- Vertical Rods welded to Horizontal help secure locked bikes.
- Galvanized Steel Frame
- Minimal assembly required



Overall Dimensions	60"L x 27.25"W x 28.5"H
Weight	49.0

STORAGE LOCKERS

- PFX could rent individual Units
- Available at Home Depot
- Locks Included
- Assembly Effort TBD



\$133



\$123

RECOMMENDATION

Solution for Big 5

- Purchase Bike Rack for Bldgs 107, 208, 511, 535, and 707 (5 Racks Total).
- Purchase one large and one small locker for each room.
- Cost
 - Racks: 5 x \$249
 - Large Lockers: 5 x \$133
 - Small Lockers 5 x \$123
 - Total ~ \$2700 after shipping and sales Tax

Solutions for Next 6 rooms

- Pull Racks away from Wall to allow parking on both sides of Rack.
- Second Rack probably not needed, but could be added pending resident interest.
- Add Locker to each to room (optional), or wait and see if lockers prove popular in Big 5 rooms, then purchase lockers for Next 6 rooms at that time.

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

Board of Directors Meeting– August 21, 2024

General Manager's Report

This report was written and submitted on Friday, July 26, due to the General Manager taking PTO.

ADMINISTRATIVE

1) **Touchless Access Control Background & Proposal:**

Background:

In December last year, the Board requested Management to investigate options for revamping our residents' registration process with two primary purposes in mind:

- To accurately update our residents' records and gather vital information through a new registration process that will motivate users to keep their information updated and avoid open-ended registrations.

This will avoid issues like facility users who have moved out and still carry access cards or keys. Currently, the association does not have accurate records of move-outs or access card users who do not reside in the community, which makes it difficult to control access to different areas, communicate with residents in urgent situations, and enforce violations due to a lack of information.

This will also benefit the communication process, which is part of the proposed registration process and includes updating contact information.

- To modernize an antiquated access card system, making the registration process more user-friendly and saving the association thousands a year in registration card costs.

The new registration system allows residents to fill out an online Registration form. Once completed, the information will be automatically stored in the association's record files.

In exchange, they will receive an invitation to download an app on their phones that will replace access cards and serve the same purpose through Touchless Access Technology, where they wave at an access point to be let in.

The system also allows our admin team to customize access to facilities depending on the type of user. For example, our maintenance staff will have access to areas different from the residents.

There will be an option to provide key fobs to those residents who prefer not to use their phones.

Here is an excerpt of the February 2024 minutes in which the plan was introduced. At the time, the Board welcomed the idea and discussed funding it through the Capital Improvement Fund, and requested cost information, which I will provide below:

“Registration & Access Cards Plan:

Mr. Foschi shared his plans to tidy up the registration process to ensure that the correct data is gathered.

Mr. Foschi proposed to the board implementing a new system called “Touchless Access”. He stated that this registration and access system would be used by staff and residents and would provide access to the maintenance yard, the three (3) pools, the gym, and the community room, which at a later time could also be extended to the laundry rooms. This system will be accessed by filling out a form for data purposes and an app on your phone. The Board provided input on the matter. Mr. Foschi stated that he has requested cost proposals to be provided to the Board upon receipt.”



Currently, Johnson Controls is responsible for hosting services, licensing, repair, and maintenance of the following systems at \$533 per month:

System #1

Brivo (Hosted)

This is the subscriptions and maintenance plan for the Brivo system. Currently there are three card readers installed at or near Pool A (men's bath, women's bath, and gate), two card readers at Pool B (men's bath, women's bath), one card reader at Pool C (bath entry), and one reader at the fitness center (fitness entry).

Each of the four buildings that have card access has a control panel and card readers, all of which will be replaced. New wiring will be run as well, reusing the existing conduit. The existing electric strikes will be re-used.”

System #2

Brivo (Hosted): This is the maintenance plan for (2) expansion boards.

System #3

Other Access Control: This is the office's maintenance plan for the badge printer.

In addition to current cost, Parkfairfax spends an average of \$4,000 to \$6,000 on registration cards per year. The new system would considerably reduce this cost, as no cards would be used.

Proposal:

To install and maintain an Access system which will consist of the following:

- 1) **System Operation:** A new Touchless Access system will be installed at the maintenance yard, each pool, and the fitness center. 1,500 mobile credentials will be provided (more available upon request).

This system will be protected by JCI's EXPERT maintenance plan including:

- All parts & Labor to maintain the system.
 - Proactive Battery Replacements.
 - All Open Path Subscriptions
- 2) **Training Expectations:** Customer to be trained on how to deploy and use mobile credentials.
 - 3) **Existing Equipment:** JCI will dispose of old boards and readers.

Payment Options:

- Security-as-a-Service – Option 1

Provides ownership and is eligible for a FREE Technology Refresh after (60) months.

Installation Investment Package: **\$ 0.00**

Total Monthly Payment Including Preferred Services: **\$ 800.00/month**

- Security-as-a-Service – Option 2

Provides ownership and is eligible for a FREE Technology Refresh after (60) months.

Installation Investment Package: **\$ 10,000.00**

Total Monthly Payment Including Preferred Services: **\$ 550.00/month**

- **Outright Sale – Option 3**

Provides your business with ownership of the electronic security equipment upon purchase.

Installation Investment Package: **\$ 17,000.00**

Total Monthly Payment Including Preferred Services: **\$ 425.00/month**

All total monthly payments on all three options include our current monthly payment cost of \$533.

Recommendations:

Option One will increase operating costs by \$277 per month, which is not a significant amount that would negatively impact our budget, and it will cost \$0 to upgrade.

Option Two will increase our operating costs by \$17 per month, with a \$10k upfront payment.

Management is comfortable with these two options, but option two is preferred. Both options offer a technology refresh (free system update) after 60 months.

The full proposal is included under matters for Board Decision.

2) **Ward Two Painting – Update:**

The building painting project is progressing well. Communication between Williams Painting, the maintenance team, and residents has been professional and timely.

Estimated completion date: End of August.

3) **Annual Tree Maintenance Program:**

Wetland Studies and Solutions, Inc., a Davey Tree company, has started the process of inventorying and assessing all Parkfairfax own trees within the community.

This data will provide us with a comprehensive inventory and health assessment of all of Parkfairfax's trees, which will help us determine what type of maintenance will be needed every year moving forward.

We expect to have the first draft by early Fall.

4) **111 – 109 Foundation Repairs Update:**

Building 109 has been completed; the patio restoration will start in late July /early August.

Building 111 will be completed three weeks from today, 7/24/2024

5) Wood Trim Project- Recommendation:

From the July Meeting:

Management has been researching the cost of roof repairs related to replacing the gable end wood trim. While the cost of repairs varies per roof, depending on the amount of roof tiles to repair, our findings indicate the following:

- *Dynasty Community Services currently repairs the damaged roofs (at the gables) at an additional cost per building. They charge an hourly labor rate of \$95/hr., which is **higher than a top roofer company's rate**, such as Ruff Roofers, which charges \$90/hr. per labor. Ruff Roofers specializes in roofs, unlike Dynasty, which is a general contractor.*
- *Dynasty charges labor hours that are, on average, **double** what it takes Ruff Roofers to complete the same job.*
- *Dynasty's invoices do not describe the **materials and quantities** used for each repair, unlike Ruff Roofers, which includes the number of tiles repaired and other details.*

One important observation is that while researching and requesting information from Dynasty, management asked if we could do one building as a tryout to understand how the roof repairs are performed and invoiced. Dynasty agreed to do one building by raising the cost of all charges for this particular building by over 35% per the previously contracted agreed amount.

This prompted management to bid out the same scope of services to understand and compare current rates. Management requested a bid from Kolas Contracting, Inc., which has worked with Fairlington for several years and has successfully completed numerous wood trim replacement projects of the same kind in the area. Kolas's bid was over \$22k less than Dynasty's previous contracted amount.

Recommendation:

Management recommends that Parkfairfax move forward with Kolas Contracting to continue the wood trim replacement and have Roof Ruffers repair the roof tiles impacted by the gable ends work. This change represents significant cost savings, and we are confident it will increase work quality.

The Kolas contract for signature is in the Board package under matters for Board decision. A copy of the Dynasty contract is also include for comparison purposes.

FINANCIALS

A Variance report will be provided as a separate printout at the meeting.

MAINTENANCE

Alonzo will provide his report separately, to be included after this report.

MAINTENANCE

August 7, 2024

EMERGENCY WORK PERFORMED

- On July 10, 2024, Bldg. 930. Large limb fell from tree
- On July 11, 2024, Association owned vehicle stolen
- On July 13, 2024, Pool C. Large limb fell against fencing
- On July 15, 2024, Bldg. 918. Dead oak tree removed
- On July 19, 2024, Gas riser decals installed
- On July 25, 2024, Bldg. 709. Large limb fell from tree
- On July 30, 2024, Valley Drive Tennis court. Pickle ball nets installed

ROUTINE MAINTENANCE

Daily policing of grounds for falling limbs and bulk trash. Over the past few weeks, the Operations Department completed inspections of trees brushing up against roof and gutter line of entire property.

Staff continue to clear storm drains in assigned areas.

Plumbers continue to check boiler rooms and heaters for leaks.

On July 29, 2024. Volleyball lights installed at Pool A

Irrigation System repaired

Hot water heater maintenance

Roofing inspections.

Association Owned vehicles cleaned weekly.

INSPECTIONS

Declining tree inspections (Arborist)

Terracotta roofing tile inspection.

Parking inlet striping

Vinyl fencing

Asphalt and concrete inspection

Crawlspace gas line inspection

Building trim inspection

Bldg. 738 and 953. Attic inspections

MAJOR PROJECTS

PEX Domestic Water Piping

900's Path complete

Bldg. 109. Exterior façade caulking scheduled for completion on August 8, 2024

Bldg. 111. 10 piers scheduled for installation. Work scheduled for completion NLT August 23, 2024 (Weather Permitting)

Railing installed in common area at Bldg. 524
Asbestos Abatement (Crawlspace)
Valley Drive Tennis Court resurfacing
Gas Pipe Replacement 100's
Sewer line replacement
Stoop Replacement
Volleyball Court lighting
Wood Trim Replacement
Building 716 Settlement – Patio installation in progress
Building 109 Settlement – Patio installation in progress
Building 111 Settlement
Ward 2 Painting
900's Path Restoration
Retainer wall demo and install 900's – Retainer wall complete

Project Description: PEX Domestic Water Piping

The Association is undergoing a multi-year project to replace the old domestic water pipes with upgraded PEX material. This project is being funded through Reserves Account and is on track to be completed by 11/2024. 15 buildings for completion of this project. 13 buildings have been completed.

Project Description: Asbestos Abatement

The Association is undergoing a multi-year project to Abate all crawlspaces of ACM. This project is being funded through Reserves Account and is on track to be completed by 11/2024. 21 buildings for completion of this project. 12 buildings have been completed.

Project Description: Building Gas Pipe Repair/Replacement

The Association is undergoing a multi-year project to replace the old declining gas pipes with the assistance of J.D Rellek inspections and staff findings. This project is being funded through Reserves Account. Completion is based on funds allocated to gas pipe removal project. 264 buildings left for the completion of this project. 4 buildings have been completed

Project Description: Building Wood Trim Replacement

The Association is undergoing a multi-year project to replace the building wood trim with PVC. This project is being funded through Reserves Account. Completion is based on funds allocated to this project. 126 buildings for completion of this project. This work has not started.

Project Description: Building Stoop Replacement

The Association is undergoing a multi-year project to replace declining stoops due to poor pitch or water infiltration. This project is being funded through Reserves Account and replacement is on as needed basis. Stoops at 937/1615 – 1617 Mount Eagle are complete

Project Description: Gutter Guard

The Association is undergoing a multi-year project to replace foam guard with a stainless rhino guard.. This project is being funded through Reserves Account and replacement is on as needed basis. 27 buildings left to complete after FY25.

Work Performed:	Work Anticipated:
<ul style="list-style-type: none">- Arborist Tree Inspections- Pool C concrete slab- Bike Rack Pool C- Pools ABC/ Backflow installed- Association Owned electrical panel upgrades- Tree pruning and removal- Property wide seeding- Bldg. 712,714 Security lights- Valley Drive Tennis Court resurfacing- Met with Davey Arborist- Monthly Safety Meeting- Tot Lot 9 Mulching- Pools ABC Bath house cleaning and sanitizing- Met with Williams Professional Painters- Pool furniture cleaning	<ul style="list-style-type: none">- Lighting at Valley Court- Bldg. 900's Trim replacement- Asphalt repairs- Gas riser decal installation- Sidewalk repairs- Bldg. 109 Settlement Repairs- Bldg. 109 install (4) patios- Bldg. 716 Painting- Stoop Replacement- Ward 2 Painting- Obtain Special Use Permit- Tot Lot 3 Mulching- Building 716 Restoration of privacy hedges, grounds and patio