

Reports

- Committee Reports
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- Treasurer's Report

Parkfairfax Activities Committee Meeting – September 2024

Review/Discussion			
<ul style="list-style-type: none"> • Responding to e-mail inquiries. • Introduce Scott Mulrooney, President Parkfairfax BoD • Review past events 			
Activities Committee Event Dates 2024 - Updates			
▪	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 – Signups now closed for yard sale (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 for F&B, etc at October 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. Discussed with Robin Davis about Perry being Santa again and Santa’s transportation.
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 October Forum newsletter. 			

A& PB Committee Report

September 12, 2024

The A&PB held their monthly on Wednesday, September 11, 2024. In attendance were Ann Wheaton, Valerie Hassett, Paula Martori, Gary Hucka, Alexandra Swan, Ann McCord (Chair), and Scott Mulrone (Liaison).

Limited Common Element Rear Patio and Deck Specifications

A&PB was asked by our Liaison to suggest revisions to this specification to clarify how edging, planting beds, and other privacy screening techniques may be properly incorporated into a limited common element rear patio or deck design.

Attached is a revised version of the specifications with our recommended additions highlighted on pages 3 and 5.

Roof Replacement

A&PB would like to suggest to the Board that they ask Management to research the feasibility of a program to replace the original lead vent stacks and boots which penetrate our roofs, with the goal of extending the life of our existing roofs. Because of their age and the resulting degradation of both their material and the waterproofing under and around the boot and because they are in contact with the roof sheathing, they are a common source of water intrusion into our attics and rooms below. And, we would add, a very preventable cause of leaks.

Consequently, we believe a proactive approach that would replace all original vent stacks and boots (approx. 2 – 4 per building) is a common-sense program that could extend the lifespan of our current roofs until our roof replacement program is complete. Please note, replacing these vent stacks and boots would be done anyway as part of a roof replacement so we are not asking for anything additional; merely fast forwarding this step.

Below is a photograph of the custom-made copper replacement vent stack that Ruff Roofing makes and installs currently when a leak or water intrusion around the stack is reported. They fabricate these by hand as needed in their shop. The required volume of a large-scale replacement program will give us more leverage to negotiate both a lower per unit cost and lower installation cost.



Meeting adjourned at 9:15pm

Parkfairfax Covenants Committee
Report to the Board of Directors
September 10, 2024 – 7:00p

Attendees:

Participant	Role	Present/Not Present
Eric Keber	Committee Chair	Present
Anita Van Breda	Committee Vice Chair	Present
Kristine Miller	Committee Member	Present
Angel Rivera	Committee Member	Present
Whitney Mitchell	Committee Member	Present
Scott Buchanan	Board Liaison	Present
Lora Renaud	Covenants Director	Present

Applications Considered

Non-Routine Change	Address	Action Taken	Comments
Planting	3564 Martha Custis Drive	Approved	Approved with the stipulation that 20' from the back of the unit is marked on the diagram.
Patio	3222 Valley Drive	Approved	Approved with the stipulation that the homeowner submit an architectural cross section showing the patio base and proposed grading.
HVAC	1142 Valley Drive	Approved	Approved with the stipulation that work not begin until the snowbird payment is received.
HVAC	3214 Martha Custis Drive	Approved	Approved with the stipulation that work not begin until the owner's name is added to the indemnification agreement.
HVAC	1613 Mount Eagle Place	Approved	Approved with the stipulation that work not begin until the owner's signature is added to the non-routine change application

Other Matters

Board Liaison Scott Buchanan relayed to the Committee that at the next Board meeting there would be a hearing regarding the approved planter boxes and gates at 3400 Gunston. He also noted that the Board would

be considering proposed changes to AR2 guidelines on raised beds and planter boxes and that the A&PB is considering changes to the patio specifications.

The meeting was adjourned at 8:17p.

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

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

Guests: Scott Mulrooney, Board President
Jeff Lisanick, Board Member
Mike Rothenberg, Board Member
Amanda Mullin, Board Member
Robin Davis, Board Member
Caitlin Counihan, Board Member
Marene Loprete, Unit Owner

Agenda: Treasurer's report
Budget Meeting on September 24.
Why we should adopt a five-year budget.

Next meeting October 3, 2024 at 6:30 pm.

Why we should adopt a five-year budget!

What do we want to accomplish in five years? Where do we want to be in ten years? What are our plans for the future?

Without a multi-year plan, we are limping along one year at a time always hoping that next year will be better.

Unfortunately, since the beginning of our condominium we have lived year to year with no plans beyond twelve months. Living for the moment has prevented us from making long range plans for expensive repairs and replacements. Condominiums that do not plan for the future eventually discover that ignoring or deferring repairs does not make them disappear. The needed repairs eventually demand our attention and money, typically at the most inconvenient time!

Furthermore, as many condominiums have learned, ignoring or postponing repairs only makes matters worse.

Maintaining our property requires long range planning.

A five-year budget will allow us to:

Prioritize our goals.

Plan and fund major repairs and implement them over several years.

Make sure we have the employees and resources available to carry out these plans.

Educate owners and build support and consensus for achieving our goals.

Unit owners will benefit.

As unit owners we will benefit by knowing what our future assessments will be. Knowing what assessments will be will allow unit owners to develop their own personal budgets.

Unit owners will be able to plan for:

Remodeling projects

Purchasing cars

Planning vacations, as well as something as important as retiring.

Objections

- **Impractical or not allowed.** Future boards cannot be bound by the budgets of previous boards.

A multi-year budget is a living document. It will be revised at least every year as new boards consider updated information. And of course, as always, changes can be made mid-year as needed.

- **Unit owner revolt.** Owners will be angered and throw out board members at the next election.

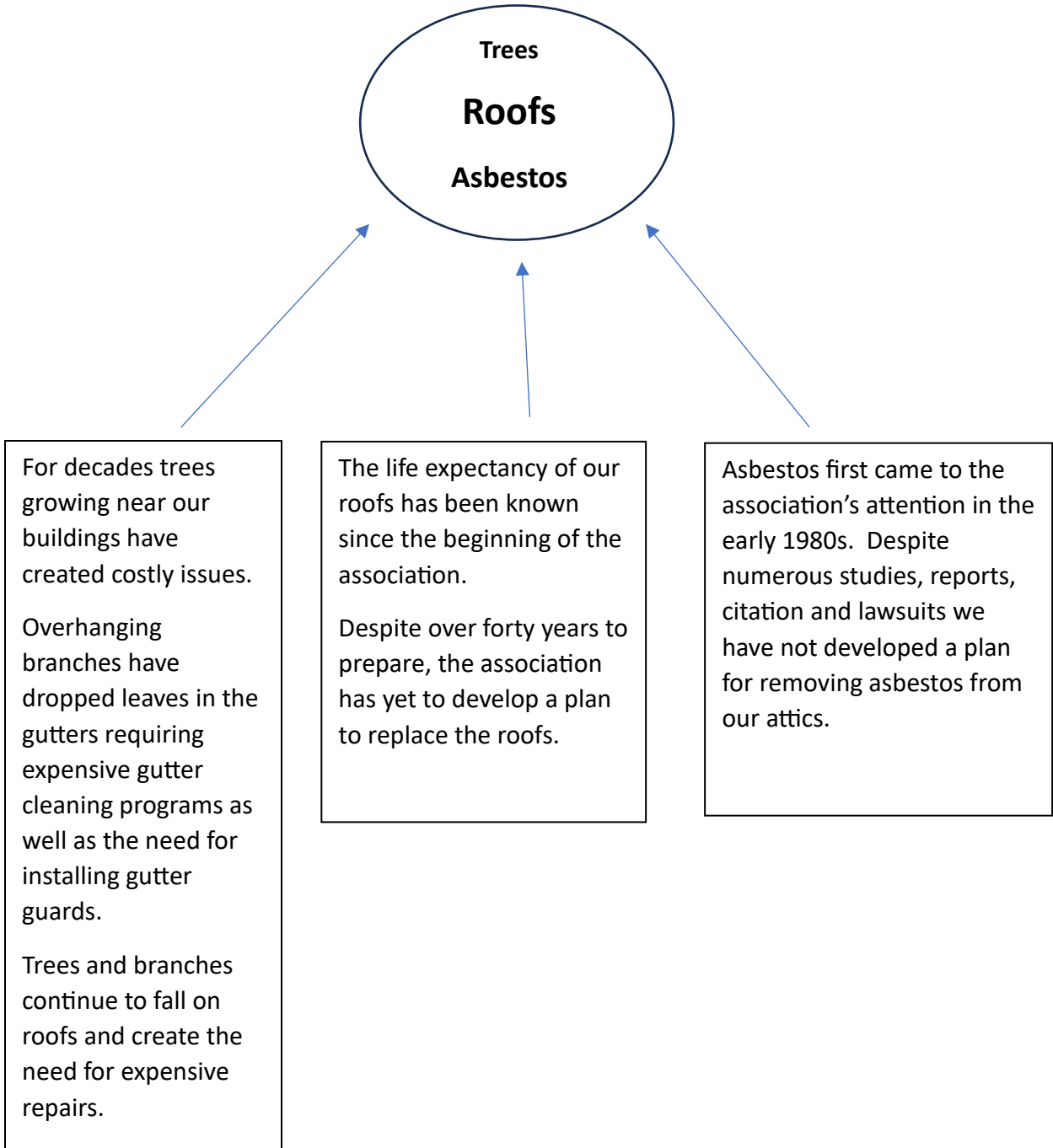
Not if unit owners are involved in the process and understand what future costs will be.

- **Lower property values.** Potential buyers, knowing of future increases, will be reluctant to buy in Parkfairfax.

Having a five-year plan should reassure potential buyers. They will understand future costs and can plan as needed. Those with doubts may want to review the five-year budgets of competing condominiums?

As we develop a plan to replace our roofs, the need for additional repairs have come to light.

Deferring maintenance has added to the scope of work and costs for the roof project.



September 2024 Landscape Committee Report

At our Tuesday 9/3/24 meeting, the Landscape Committee discussed the following business:

1. Meeting between Committee leaders (Scott and Robin) and Parkfairfax management on Friday 8/30—particularly related to:

- "sudden branch drop" observed around Parkfairfax
- the new relationship we have with professional arborists from Davey Tree
- harm/wounding to mature trees by our contractors (such as Almo's wounding of a large Valley Drive oak on important structural root)

Note: I told members that more issues would be discussed with management at a follow-up meeting on Monday 9/2. (I'll summarize this meeting for our October committee meeting.)

2. Upcoming meeting on Thursday 9/5 with IPC representative Kayla Cross—and broad discussion by Committee members about several issues to discuss with her regarding a multi-year community wide (or more targeted) plan for management of invasive vines, trees, and plants in our woods and landscaped areas. (I'll summarize my meeting with Kayla for our October committee meeting.)

3. Revisions to the Tree Removal Request Form and our associated policies (that we're still defining) regarding resident requests and (where relevant: professional assessments, determinations by management, review by Landscape Committee, and review—where needed—by Parkfairfax Board)

4. A new 5-year budget request to the Board by the Landscape Committee, for which we will have more perspective and direction after several Committee members attend the Finance Committee meeting on Thursday 9/5 to hear their discussion on this subject. (We will continue our discussion of this issue in our October committee meeting.)

ACTION ITEM:

Related to the third point above, Committee members (and any interested Board members) are invited to meet at 10 AM Saturday 9/14 at the St. Elmo's coffee shop in Fairlington. The address is 1536 Kenwood Avenue. We will meet for 90 minutes, assess what we've accomplished at that point, and determine what else is to be done to revise the Tree Removal Request Form.

[end of September meeting report]

From: [Lisa Harger](#)
To: [Dana Cross](#)
Cc: [Kristen Mowery](#)
Subject: Recreation Committee Meeting Minutes
Date: Friday, September 13, 2024 7:01:38 AM

The Recreation Committee met at 7pm on September 9th, via Zoom.

In attendance

Lisa Harger, Vice Chair
Starr Newlon
Michelle Wagner
Jim Wicker, Board Liaison
Dave Bush
Jeff Lisanick

Discussion

1. Movie Night

Kristen Mowery generated a poll for the Committee after our last meeting, and the majority of Committee members indicated that they wanted to hold a movie night this fall (versus postponing the event until next summer as a Movie Float-In). Further to the Committee's previous discussions, Kristen reached out to Lisa Floryanic about showing Hocus Pocus (the first one, Dave!) as part of the Halloween event Lisa F. coordinates. Lisa Floryanic was not able to attend the Recreation Committee meeting, so Lisa Harger is going to follow up with her to schedule a sub-committee meeting to work out the details of doing a fall Movie Night.

2. Pool End-of-Season Report

Lisa Harger suggested that the Committee prepare an end-of-season report for Management, addressing the things that were well received this year (yay, steps at Martha Custis pool) and the things that could be improved on -- including but not limited to:

- communication regarding the break policy
- lack of shade at the Lyons Lane and Martha Custis pools
- pool hours
- guest policy
- safety issues with bathroom door locks
- how to better support the lifeguards.

Lisa Harger volunteered to work on the first draft and circulate to the Committee for comments.

3. Pool Survey

Prior to the meeting, the Committee reviewed pre-existing surveys. Starr Newlon prepared a list of the themes considered in both, and the Committee reviewed them together. The Committee agreed to prepare questions designed to gauge the community's thoughts on the following topics:

- who's using the pools -- demographics, frequency of pool use, etc.
- physical space -- pool house, chairs & tables, umbrellas, trees, etc.
- pool hours -- longer days, September hours, impact on nearby units
- specific pool uses -- lap lanes, classes, quiet hours
- guest policy
- pool rules
- lifeguard issues
- general feedback -- comments, concerns, suggestions, etc.

NEXT MEETING: October 7 at 7pm, via Zoom

From: [Bob](#)
To: [Dana Cross](#)
Cc: ["Bob"](#)
Subject: Minutes of Parkfairfax Transportation and Land Use Committee (TLUC) meeting of 05 September
Date: Friday, September 6, 2024 6:36:31 PM

Meeting Pattern:

After meeting on the *second* Thursday of every month for the past 10+ years, in August TLUC members agreed to meet the *first* Thursday instead to support the deadline for submission of minutes to be included in the Board Book. Unfortunately, the first Thursday is also the date of another committee meeting and some TLUC members attend both. So, back to the drawing board, the TLUC evaluated every date on the Gregorian calendar with the goal of deconflicting TLUC meetings with members' work schedules, religious and secular holidays, Board Book deadlines, other committee and external meetings, phases of the moon, and even a happy hour event in Shirlington. With perseverance and fortitude, it was determined that the optimum pattern for TLUC meetings is ***the first Monday of every month***, beginning 07 October 2024, subject to room availability:.

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Traffic Calming:

The previously discussed Townhall on 03 October is no longer realistic. Traffic calming concepts, expected in August, are still in development by City survey and engineering staff, as well as necessary liaison with Alexandria Police Department, Alexandria Fire Department, public works and traffic operations officials. Once the preliminary concepts are in hand, hopefully later this month, preparations for a Townhall will begin and the community will be invited.

Miscellany:

- The TLUC discussed the Verizon FIOS presentation conducted earlier that day. General consensus among members present was that Verizon FIOS would entail less excavation than the competing Ting approach, briefed in July.
- An update to the Capital Bikeshare station advised no change in status. Once VDOT approves, the station along Martha Custis Dr. will be ordered by TES and installed at the designated Martha Custis Dr. location in late 2024 / early 2025.
- A DASH Block Party on September 19th was announced to celebrate record high ridership in FY24 – 5.3 million passengers! Unsurprisingly the event will occur at the Ramsay Recreation Center in an area where, unlike Parkfairfax, residents appreciate and ride DASH.

NEXT MEETING:

Again, the next regular TLUC meeting will be ***Monday, 07 October at 7PM*** in the Community Room.

Best regards,

Bob

Bob Gronenberg

Chair

Parkfairfax Transportation and
Land Use Committee

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

Board of Directors Meeting– Sept 18, 2024

General Manager's Report - Submitted on Wed, Sept 11, 2024

ADMINISTRATIVE

1) **Touchless Access Control Background & Proposal (continuation from Aug meeting):**



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

Each of the four buildings with 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 the current cost, Parkfairfax spends an average of \$4,000 to \$6,000 on annual registration cards. The new system would considerably reduce this cost, as no cards would be used.

Management Upgrade Proposal:

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

The full proposal is included under matters for Board Decision.

2) Bike Rooms Recommendations for Pilot Project:

Management recommends that the Board carefully revise the options available before investing in a pilot bike room project. **We believe that a pilot project is the perfect opportunity to raise the bar and set the standard for what the other rooms will look like in the future.**

The current racks that cradle only the bike's front wheel should be avoided since they are not U-lock compatible and may cause damage to bicycles.



Since the laundry rooms will be cleared for specific bike storage use, there will be more space to use organized racks, and the user will have their own designed space. A reasonable increase in bike registrations will help with the upkeep and maintenance of the new racks, and users will be happy to pay if it means having their own dedicated space where their bikes will be safe:



3) **Electric Panels Upgrade – Update:**

The remaining old original circuit panels are between 19% and 20%. Management has been working on an awareness mail campaign that has decreased our starting point by about 20% since it was first implemented.

Management recommends that the Board re-introduce this discussion to their agenda for the October meeting. Earlier this year, discussions were ongoing about eradicating all the old panels **to avoid insurability issues and/or significant premium increases. This conversation must continue as this topic will play a role in the conversations with our insurance carrier when the premium renews in March-April 2025.**

4) **Ward Two Painting – Update:**

Since the project started in July, our new service provider, Williams Painting, has stayed on schedule without significant issues or disruptions. We estimate they will complete the Ward 2 painting by the first week of October.

5) **Attic Inspections:**

Attic inspections throughout the community are scheduled to start on October 1st. And are estimated to be completed by November 30.

The inspection will focus on the roof structure, water seepage, electrical wiring, insulation, critter intrusion, dryer, bathrooms and kitchen vents, smoke alarms, and overall safety and appearance.

If significant issues are found during the inspection, the Association will notify homeowners in writing and arrange a follow-up inspection to ensure all issues are resolved.

Staff will complete an inspection checklist per unit. This data may provide helpful information for replacing roofs in the future.

6) **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 mid-October.

7) **Trees Brushing Roofs Trimming:**

The trees surrounding the 20 buildings on our roof priority list have been trimmed.

Fifteen trees were trimmed in total. Davey Tree performed the work according to the ANSI A300 tree care standards.

No other trimming is scheduled at this time as management waits for the results of the tree assessment program, which will provide the path to a plan for the near future.

8) 111 – 109 Foundation Repairs Update:

Avon Corporation has completed all the underpinning work on both buildings and backfilled the dug areas.

Demobilization and restoration of the grounds will start approximately September 16 and should be completed by the end of the week.

The following week, they will restore the demolished stoops, apply sealant, and caulking through all doors and windows. They estimate the project to be completed by September 20. Once completed, an engineer inspection will follow, and the city will also be present to sign off on the project.

9) Wood Trim Project- Recommendation:

All three proposals are included under matters for Board decision. Management would like to start this project soon, as our target is to complete it before the winter starts.

10) Building 106 Brick Lintel Recommendation to Rebuild:

On Friday, Sept 6, during routing tuckpointing work on building 106, a portion of the rear window brick lintel failed while removing a stretcher line of bricks above it. A combination of mortar deterioration and wall stress caused the failure.

Walker engineers were called on-site and requested that the area be secured inside and outside the unit until they could arrive first thing Monday morning.

The photo below indicates that the brick lintel's integrity has been compromised. This lintel supported the load-bearing exterior wall above it, the second-floor slab, and the roof trusses.





The brick lintel is a structural member. Given the age of the building, it doesn't meet today's requirements for a brick lintel.

Walker recommended rebuilding the structure and installing a steel lintel similar to the one rebuilt last year at Building 512; the cost to repair it last year was \$19k; see pictures below:



Management requested a 50% discount for rebuilding this lintel at 106. The contractor granted the discount, resulting in a total repair cost of \$9,894.70. The proposal was approved, and repairs are underway.

11) Reserve Study Update:

Management met with Miller Dodson representatives on August 27. The purpose of this meeting was to provide them with financial information regarding reserves and discuss past, present, and planned projects so that they could be incorporated into the study draft.

We expect them to submit the first draft of the reserve study the week of **September 16, 2024**.

12) 900's Path Restored:



FINANCIALS

The variance report is based on Barkan's **draft** of July financial statements. August Financials Pending.

JULY 2024 VARIANCE REPORT							
Expenses Negative Variances Over 10 % of the Annual Budget							
GL-ACCOUNT	Mthly Expenses	Mthly Budget	Mthly Variance	YTD Actual	YTD Budget	Annual Budget	Comments
Pest Control	\$12,519.00	\$4,583.00	(\$7,963.00)	\$25,030.00	\$9,166.00	\$54,999.00	New bait stations deployed throughout the community grounds
Tree Pruning & Removal	\$30,720.00	\$14,583.00	(\$16,136.00)	\$66,915.00	\$29,166.00	\$175,000.00	Variance due to roof/tree trim project
Plumbing Repairs	\$9,514.00	\$583.00	(\$8,931.00)	\$43,192.00	\$1,166.00	\$6,999.00	Barkan's Account Error-needs to be reclassified
Pool Supplies & Equip	\$6,663.00	\$1,541.00	(\$5,121.00)	\$8,702.00	\$3,083.00	\$18,500.00	Pool Supplies. No other expenses expected until April 2025
Office Supplies	\$9,029.00	\$1,291.00	(\$7,737.00)	\$14,373.00	\$2,583.00	\$15,000.00	Barkan's Account Error-needs to be reclassified

Note: Barkan requested we give them until August's statements to straighten our last two months' financials as our assigned accountant recently left the company, and a new one has been assigned.

MAINTENANCE

September 10, 2024

EMERGENCY WORK PERFORMED

On August 1, 2024, Bldg. 847/3249. False Alarm – Alexandria Fire Department

On August 5, 2024, Bldg. 109 Patios installed

On August 5, 2024. Bldg. 707 City removed a dead oak tree

On August 6, 2024, Bldg. 716/3210 Patio installed

On August 6, 2024, Bldg. 918 City removed dead oak tree

On August 11, 2024, Bldg. 311 Tree hit by lightning

On August 19, 2024, Bldg., 801 Pine tree fell.

On August 27, 2024, Bldg. 801/1604 Stack pipe scaling

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 the roof and gutter line of the entire property.

Staff continue to clear storm drains in assigned areas.

On August 19, 2024, Bldg. 707/3507-3509 Stoop demo

On August 26, 2024. Met with City for HD sign mockup

Plumbers continue to check boiler rooms and heaters for leaks.

On August 27, 2024, Met with Reserve Study

Water heater maintenance

Roofing inspections.

Association vehicles are 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 – Complete Property-Wide

900's Path complete

Bldg. 111. 10 pier installation - complete

Railing installed in the common area at Bldg. 524

Asbestos Abatement (Crawlspaces)

Gas Pipe Replacement 100's

Sewer line replacement

Stoop Replacement

Volleyball Court lighting - Complete

Wood Trim Replacement

Building 716 Settlement – Complete

Building 109 Settlement – Complete

Building III Settlement

Ward 2 Painting

900's Path Restoration - Complete

Retainer wall demo and install 900s – 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 the Reserves Account and is on track to be completed by 11 2024. There are 15 buildings for completion of this project, and 13 buildings have been completed.

Project Description: Asbestos Abatement

The Association is undergoing a multi-year project to Abate all ACM from crawlspaces. This project is being funded through the Reserves Account and is on track to be completed by 11 2024. There are 21 buildings for completion of this project, and 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 the Reserves Account. Completion is based on funds allocated to the gas pipe removal project. 264 buildings left for the completion of this project. Four buildings have been completed

Project Description: Building Wood Trim Replacement

The Association is undergoing a multi-year project to replace the building's wood trim with PVC. This project is being funded through the 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 the Reserve Account, and replacement is on an 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 the foam guard with a stainless rhino guard. This project is being funded through the Reserves Account. There are 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 Bathhouse 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



Help Save \$225,000 or More/Year

With Just Approved Free Plumbing Services
to Repair In-Unit Water Leaks

Mike Rothenberg
Ward 1 Board Rep
rothenbergward1@gmail.com

How Can Parkfairfax Afford to do this?

- ▶ Appoline Condo in DC was able to cut water use by roughly 50%, going from 1 million to 500,000 GPM
- ▶ With just 235 Units, compared to our 1,684, they save between \$7,000 and \$10,000 per month
- ▶ Parkfairfax's water and wastewater bill for FY25 is budgeted in excess of \$1.5 million
- ▶ Cutting water use by just 15% could save \$225,000 annually, nearly two points of our condo fee

Some Facts About Leaks and Water Consumption

- ▶ Our water bill for for this year is budgeted at \$522,445
- ▶ Wastewater Treatment bill is budgeted for \$1,042,630
 - ▶ Wastewater bill is based on water use
 - ▶ Any decrease in water use reduces both our potable water and wastewater treatment bills
- ▶ A leaking/continuously running toilet can waste 200 GPD or more and as much as 8,640 GPY
- ▶ A dripping faucet can waste anywhere from 10 to 200 GPD
- ▶ Switching from old water-guzzling toilets to a 1.28 GPF toilet can save over 10 GPD and 4,051 GPY per person

Your Share of Monthly Water & Sewer Bill

Unit	Condo Fee	Water & Sewer
Jackson	\$490.85	\$67.17
Jefferson	\$531.82	\$77.78
Monroe	\$519.43	\$71.08
Adams	\$484.18	\$66.25
Garfield	\$503.24	\$68.86
Lincoln - 2A/2A1	\$580.45/\$603.31	\$79.43/\$82.17
Madison - 2B/2B1	\$600.45/\$618.56	\$82.17/\$84.64
Washington	\$600.45	\$82.17
Cleveland	\$684.32	\$93.64
Van Buren	\$718.63	\$98.34
Harrison	\$754.84	\$103.29
Coolidge	\$800.60	\$109.56
Roosevelt	\$965.49	\$132.12

What the Program Covers

- ▶ Parkfairfax Staff will repair virtually anything that leaks in a Unit
- ▶ Staff will conduct Free Plumbing Inspections
- ▶ Free labor for repairs, leaky faucet replacement, and new water-efficient toilet installation
- ▶ Parts and replacement fixtures at cost to owner
- ▶ BUC to monitor water meters to track usage
- ▶ Initial effort should last about 8 months
- ▶ Future specials could be offered at Board's and/or GM's discretion

Repair Anything that Leaks at No or Minimal Cost

- ▶ Toilet Tune-Up to repair continuously running toilet
 - ▶ Currently \$65, will soon be free parts and labor
- ▶ Free toilet installation to replace old water-guzzling models
- ▶ Repair or replace leaking bathroom or kitchen faucet (free labor/parts@cost)
 - ▶ Select whatever faucet or toilet you like with prior Parkfairfax approval
 - ▶ No longer have to choose from limited Parkfairfax inventory
- ▶ Repair leaking in-unit water shut-off valves (free labor, parts@cost)
- ▶ Replace old Bradley-Cole shower mixing valve if leaking (extremely low labor fee, parts@cost)