

PARKFAIRFAX ANNOUNCEMENTS

September 20, 2024



FOUNDATION REPAIR UPDATES- BUILDINGS 109 AND 111

We estimate all buildings to be completed by September 20th. Restoration of remaining patios, gardens, and vegetation in front of the units will follow.

Walker Engineers is scheduled to perform a final inspection on September 25. If all work is satisfactory, Walker will provide a report to the City and update the building report to show all priority building issues have been addressed. This report will be provided to Fannie Mae and Freddie Mac in the first week of October to review and potentially lift the “Unavailable” status on Parkfairfax’s conventional loans. Parkfairfax is prepared to provide proof that all the necessary and critical work has been completed should they request more information.

Building **109 and 111** foundation repairs are close to completion. To learn more about the status and expected completion timelines, please read below:

Building 109: The excavation and installation of helical piers repair stage is complete. The last part of the repairs phase should have been completed by the end of the week of September 16, when new concrete should have been poured in the front of the units where it was removed. This should have occurred simultaneously for both buildings, 109 and 111.

Building 111: All helical piers have been installed. Avon Corp. started backfilling all excavated areas Tuesday, September 3rd. While Avon worked on the backfilling, they also begin demobilizing and removing equipment from all the construction and surrounding areas while also working on restoring the grounds. Weather permitting, this process was scheduled for completion by September 20th.

NATURAL GAS NOTIFICATION FROM THE PARKFAIRFAX MAINTENANCE DEPARTMENT

The natural gas supplied to your units is provided by a distribution system owned and maintained by **Parkfairfax UOA**. The system is continually maintained as required by law to ensure continued safety.

However, it is possible, through misuse or an accident, for natural gas leaks to occur. Gas could leak from a pipe inside the building, or an underground leak may cause gas to enter through building opening such as the foundation wall.

Recognizing and Responding to Natural Gas Pipeline Emergencies:

IF YOU SMELL GAS:

- NO FLAMES OR SPARKS! - Immediately put out all smoking materials and pre-existing open flames. DO NOT operate lights, appliances, telephones, or cell phones. Flames or sparks from these sources can trigger an explosion or a fire.
- LEAVE THE AREA IMMEDIATELY! – Get everyone out of the building or area where you suspect gas is leaking.
- REPORT THE LEAK – From a neighbor’s home or other nearby building away from the gas leak, call your Management Company right away. If you are unable to reach your Management Company, call 911 or your local fire department.
- DO NOT RETURN TO THE BUILDING OR AREA – Until your Management Company advises that it is safe to do so.
- GET YOUR SYSTEM CHECKED – Before you attempt to use any of your natural gas appliances, your natural gas supplier or a qualified service technician must check your entire system to ensure that it is leak free.

Call the following numbers to report any suspected leaks or problems:

On Site Personnel – Normal Business Hours: 7AM – 5:00PM/703-998-6315

After Hours: 866-370-2977

Emergency Number: 911

Gas Supply Company: Washington Gas – 703-750-1400

You will be asked several questions, and you may be instructed to leave the building. For your own safety, if you are told to leave the building you must comply.

You can determine if gas is causing an unsafe condition by:

SMELL: A distinctive odor has been added to the natural gas in the distribution system so that gas can be smelled long before it reaches a hazardous level. You will probably smell this odor every time you light a stove burner because a small amount of gas escapes before ignition. If you smell this odor at any other time, there is a gas leak somewhere.

HEARING: Sometimes a gas leak will make a hissing noise. Please do not mistake the noise normally made by the heating system for leaking gas.

The safety tips below will help prevent natural gas from becoming a hazard:

1. TEACH CHILDREN that they are not to turn on or light appliances.
2. KEEP COMBUSTIBLES (curtains, paper, cleaners, etc.) away from open flames.
3. KEEP BURNING SURFACE CLEAN Do not allow dirt, matches, or grease to build up on the burning surface.
4. IF YOUR PILOT GOES OUT contact (*Name of Complex or Management Company*) Maintenance.
5. REPAIR AND INSTALLATION is a job for experts only.
6. USE THE RIGHT EQUIPMENT FOR THE JOB. Don’t try to use an oven to heat a room.

DAMAGE PREVENTION: Call before you Dig, it’s the Law.

As a resident of a Master Meter Operator property, it is the law that before any excavation activity, you contact MISS UTILITY by dialing 811. You will have to provide the location of where excavation is planned for at that time. Additional

information may be asked by MISS UTILITY personnel. DO NOT PERFORM ANY EXCAVATION UNTIL YOU HAVE RECEIVED AUTHORIZATION TO DO SUCH.

Stay tuned next week for Part II – Resident’s Response to Gas Leaks



THE PARKFAIRFAX COMMUNITY YARD SALE UPDATE

The countdown has begun for the annual **Parkfairfax Community Yard Sale - THIS SATURDAY!**

Saturday, September 21 (Rain date Sept. 22)

8AM - 12 noon

Valley Drive parking lot

Shoppers’ paradise: In addition to finding a multitude of great bargains and gently used items, peruse a variety of original creations in the mini art/craft fair. Discover crochet animals, ornaments, and handmade dolls, and enjoy our many visual artists’ **prints, cards and paintings, as well as handmade earrings and jewelry, unique flower arrangements and vases, in addition to outdoor plant and flower design services.**

Stop by to say hello and have fun shopping!

PLEASE NOTE: No Parking signs have been placed at the Valley Drive Parking Lot for the Yard Sale. Please take note if you park at that lot. Thank you for not parking at the lot on September 21.



SAVE THE DATE – TUESDAY, SEPTEMBER 24TH

Please mark your calendars for Tuesday, September 24th at 7:00 pm if you are interested in attending the Finance Review Town Hall meeting.

Tuesday, September 24th at 7:00 pm

Topic: Finance Review Town Hall

Join Zoom Meeting

<https://zoom.us/j/95236782815>

Dial-In: +1 (877) 853-5247

Meeting ID: 952 3678 2815

Passcode: 389608

Parkfairfax Newsletter:

Newsletter Available Online! Click here to view the latest edition:

<https://parkfairfax.org/wp-content/uploads/2024/09/September-2024-Newsletter.pdf>

Upcoming Meetings:

Book Club Meeting

Tuesday, September 24th at 7 pm

Parkfairfax's Social Room

Communications Committee Meeting

Thursday, September 26th at 7 pm

Web access: <https://uso6web.zoom.us/j/88203254521>

Dial-in: 301-715-8592 US (Washington DC)

Meeting ID: 882 0325 4521

Passcode: 215818

*****For After-hour emergencies, please call 866-370-2977*****

