

Reports

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Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

Board of Directors Meeting– Dec 18, 2024

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

ADMINISTRATIVE

1) **Attic Inspections – UPDATE:**

Attic inspections are underway. The painting and exterior crew started the process on October 1st.

A significant challenge has been accessing several attics where homeowners are not cooperating with scheduling. Our service coordinators are trying to work with them and accommodate the inspection timeline. We hope everyone cooperates so that the inspections can be completed by the end of the month. Management will keep the Board updated as we progress.

2) **Roof Pilot Project:**

Management met with the lead engineer from Building Envelope Consultants during the last week of November to discuss the association's main concerns regarding the roof pilot project.

Management requested that they redirect their focus to specifying the work for replacing the roof with the previously chosen materials (synthetic and terracotta) instead of providing opinions about ventilation or attic structure, as they were previously suggested.

We should receive a first draft of specifications by the week of December 16. Once received, management will forward it to the A&PB committee for review and feedback.

3) **Building 919 Second Opinion Assessment (UPDATE):**

After a lengthy discussion about Building 919 at the November Board meeting, the Board directed management to find a qualified professional to examine the building and provide the association with a second opinion.

Management reached out to Mark Leeman from Mosaic Engineering. With over 20 years of professional experience, Mr. Leeman has conducted analyses and studies for thousands of properties.

His specialty is evaluating existing conditions, diagnosing deficiencies, and formulating practical and long-lasting remedies.

On Wednesday, December 4, Mark met on-site with the General Manager and the Operations Director. He thoroughly investigated the building, including going into the crawlspace.

Mr. Leeman will provide his opinion and recommendations through a report the week of December 16. Management will bring copies to all Board members if received in time for the meeting. Otherwise, the report will be distributed to all Board members via email when it arrives.

4) **Annual Tree Maintenance Program:**

Wetland Studies and Solutions, Inc., a Davey company, has completed the risk assessment and inventory for all association's trees; see the scope completed below:

The risk assessment consisted of a ground-based, limited, visual (Level 1) tree risk assessment performed in accordance with ISA best management practices and based on the single most significant defect observed for each tree. The specified period for the risk assessment is one year. Trees with substantial potential risk may be recommended for further, more advanced assessment (not included in this scope).

The following data will be collected for each inventoried tree:

- Tree identification, including diameter and species
- Condition rating and notes of significant defects
- Tree Risk rating (Low, Moderate, High, Extreme)
- Recommendations for management - recommendations may include removal, pruning, or other treatments

and will include a priority level as appropriate to help with planning.

- Inventory analysis and details will be provided in a comprehensive written report, submitted digitally.

The plan will arrive to the office the week of December 10 before cob that Friday.

Management and the Landscape Committee will review the report and develop a maintenance plan that follows Wetland's recommendations based on risk, urgency, and/or priorities.

5) **Building 317 Work (Exec. Session).**

6) **Maintenance Yard Trash & Recycling Contract:**

The association's current contract with Waste Management is up for renewal. Management recommends renewing the contract as Waste Management's service has been satisfactory for the past three years.

If the Board is unsatisfied with their service and wants to bid out, please let us know so we can start the process.

FINANCIALS

The variance report is based on Barkan's **October** financial statements.

OCTOBER 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
Exterminating Contract	\$12,663.00	\$4,583.00	(\$8,080.00)	\$54,370.00	\$22,916.00	\$55,000.00	Payment of unpaid invoices from April to October
In-Unit Supplies	\$2,656.00	\$1,041.00	(\$1,614.00)	\$8,438.00	\$5,208.00	\$12,500.00	Overage due to smoke detectors to replace during
Printing	\$3,247.00	\$1,083.00	(\$2,164.00)	\$7,343.00	\$5,416.00	\$12,999.00	Barkan charges for statement copies and postage
IT Support	\$10,385.00	\$3,693.00	(\$6,691.00)	\$26,114.00	\$18,467.00	\$44,322.00	Billing error. Dataprise to reimburse \$6k

MAINTENANCE

December 11, 2024

EMERGENCY WORK PERFORMED

On November 1, 2024, Bldg. 816/3260 Columns installed

On November 8, 2024, we Moved Key Track System to the Maintenance Yard

On November 12, 2024, Bldg.948 Trim Replacement

On November 15, 2024, Irrigation System Turned Off

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 November 8, 2024, Building 704 Grounds Restoration

On November 12, 2024, Building 109 Grounds Restoration

On November 12, 2024, Building 111 Grounds Restoration
On November 18, 2024, Snow Equipment Inspection & Exercise
Plumbers continue to check boiler rooms and heaters for leaks.
Hot water heater maintenance
Sealing squirrel access points
Roofing inspections.
Association vehicles are cleaned weekly.

INSPECTIONS

Declining tree inspections (Arborist)
Terracotta roofing tile inspection.
Attic Inspections
Parking inlet striping
Vinyl fencing
Asphalt and concrete inspection
Crawlspace gas line inspection
Building trim inspection
Attic inspections

MAJOR PROJECTS

PEX Domestic Water Piping – Completed Property Wide
900's Path complete
Asbestos Abatement (Crawlspaces)
Gas Pipe Replacement 100's, 200's
Sewer line replacement
Stoop Replacement
Wood Trim Replacement
Building 109 Settlement – Complete
Building 111 Settlement - Complete
Ward 2 Painting - Complete
900's Path Restoration - 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. Complete

Project Description: Asbestos Abatement
The Association is undergoing a multi-year project to Abate all ACM crawlspaces. This project is being funded through the Reserves Account and is on track to be completed by 05/2025. 16 buildings for completion of this project.

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 replacement/removal project. 256 buildings left for the completion of this project. 29 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. 124 buildings for completion of this project. This work is scheduled to begin in November 2024

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 707/3507-3509, and 816/3260-3262 are complete.

Project Description: Gutter Guard

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

Work Performed:	Work Anticipated:
<ul style="list-style-type: none">- Arborist Tree Inspections- Association Owned electrical panel upgrades- Tree pruning and removal- Gym equipment repairs- Canopy delivered to Pool B- Property wide leaf removal- Key Track relocation- Ward 2 Trim Replacement- Monthly Safety Meeting- Building 109 Exterior door replacement- Bldg. 109 Interior repairs- Ward 2 Painting	<ul style="list-style-type: none">- Asphalt repairs- Gas riser decal installation- Sidewalk repairs

Parkfairfax Activities Committee Meeting – December 2024

Review/Discussion			
<ul style="list-style-type: none"> • Discuss meeting date change to 1st Wednesday of each month starting at 6:30PM in the Community Room – checking availability with Dana – it is available. Next meeting 1/8/25. • Welcome special guest resident – A. Viola to give presentation about new event idea. 			
Activities Committee Event Dates 2024 - Updates			
▪	Saturday, December 7 th	6-7pm Setup at 5pm	<ul style="list-style-type: none"> ▪ Tree Lighting at the Island – Alexandria Choral Society is booked for Saturday, December 7th for 6pm performance (set up at 5pm). ▪ We have a Santa and Santa transport. Robin and Joyce will decorate transport. ▪ Karen has purchased glo sticks and peppermint sticks ▪ Joyce will pick up check for the Alexandria Choral Society ▪ Advertisement has been posted in the DEC Forum and both FB pages. ▪ The Society will meet to set up at 5pm with lights and singers. ▪ Available members of the Committee will meet at 5pm to distribute bales of hay and glo sticks. ▪ Confirming location of tree light remote control.
Activities Committee Event Dates 2025			
			Discuss 2025 Home Tour possibility. Discuss dates for all 2025 events
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 January Forum newsletter. 			

A & PB Committee Report

December 11, 2024

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

HVAC Specification

After reviewing the specifications, the existing electrical wiring for the strip heaters and through the wall units, the current practices for electrical panel upgrades/relocations, bathroom exhaust fans and the installation of washers and dryers, allowing electrical wiring in the crawl space and attics for the new HVAC outdoor unit was in keeping with existing practices. This change will be in the HVAC specifications along with the other revisions. The package will be finalized in the coming months for review by the BOD.

This proposed change will be review with the Covenants Committee to make sure they are in agreement.

Replacement Window Specifications

A&PB continues to work on updating the replacement window specifications. The revisions we are considering include but are not limited to:

Style: Permitting an awning style window for bathroom and fixed windows in the stairs

The committee has updated window diagrams. We are also including some new pictures and diagrams to help unit owners understand the differences among the allowed types of windows and to help them understand the various components of windows and our window openings.

Gym Renovation

A report will be prepared which outlines the following:

- Current condition of the Gym
- Current usage of the gym using the card swipe history
- Menu of improvements to the space

The report is anticipated to be ready in 60 days

Meeting adjourned at 8:45 PM.

Parkfairfax Covenants Committee
Report to the Board of Directors
December 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
Common Element Planting	1616 Ripon Place	Approved	Approved with the stipulation that the resident provide the Covenants Director with name and insurance of contractor prior to any work beginning.
HVAC	3331 Valley Drive	Approved	No Comment
HVAC	3223 Gunston Road	Approved	No Comment
HVAC	3239 Gunston Road	Approved	No Comment
HVAC	3301 Valley Drive	Approved	Approved with the stipulation that the year be noted on the Indemnification Agreement.

Other Matters

Board Liaison Scott Buchanan reported that at the last Board meeting the Board decided not to hear the appeal of the HVAC non-routine change application at 1531 Mt. Eagle Place that the Covenants Committee had denied at its November meeting. He also summarized the discussion the Board had about covenants enforcement. There was a discussion among the Committee members about more rigorous enforcement and what that might look like. It was decided to have a more in-depth discussion at the January meeting.

The meeting was adjourned at 8:01p.

PARKFAIRFAX FINANCE COMMITTEE MEETING

Board Room, 6:30 pm
December 5, 2024

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

Guests: Jeff Lisanick, Board Member
Bob Gronenberg, Chair of Transportation and Land use Committee

Agenda:

Presentation by Bob Gronenberg on the poor condition of sidewalks and stairs.

Review reserve studies funding recommendations for concrete flatwork repair and replacement.

Review funding scenarios for replacing sidewalks.

Parkfairfax Finance Committee

Memorandum

To: Parkfairfax Board of Directors
FROM: Greg Drone, Tim Buzby
DATE: December 11, 2024
RE: Guidance from legal counsel regarding plan to change roofing materials.

The Finance Committee is concerned with the board's plan to replace a roof in Parkfairfax with a material other than the original, terracotta. The bylaws state that ***"all repairs and replacements shall be substantially similar to the original construction and installation and shall be of first-class quality"*** (V.5.d). Further, the bylaws state that in the event of a fire or other casualty ***"any such reconstruction or repair shall be substantially in accordance with the original construction of the property"*** (VII.2.c).

From our discussions at Finance Committee meetings, it appears some board members mistakenly believe installing synthetic slate, a material other than the original terracotta, has been approved by our attorney. This is not the case. The letter we received from the attorney (see attached) only offers general guidance on what to consider when contemplating a change from original materials or construction. The attorney's letter does not offer an opinion on using any material other than the original and definitely does not approve the use of synthetic slate.

As both the Finance Committee and Architectural and Planning Board have stated in multiple reports, synthetic slate is not similar to terracotta, does not look like terracotta, does not perform equal to terracotta and is costlier than terracotta over time.

Before proceeding with a costly roof replacement project, the Finance Committee urges the board to seek more specific guidance from our attorney.

To provide relevant materials for legal counsel to consider, the Finance Committee and Architectural and Planning Board can work together to prepare a brief that includes the following information:

Cost/benefit, warranties, performance/lifespan and other relevant information.

Taking this additional step to consult further with legal counsel is prudent and can be seen as exercising due diligence before embarking on a multiyear, multi-million-dollar roofing program.

From: Wil Washington <wwashington@chadwickwashington.com>
Date: July 1, 2024 at 4:37:46 PM EDT
To: Scott F Mulrooney <sfmulrooney@gmail.com>
Subject: RE: Meaning of “substantially similar” in the bylaws

Thank you Scott. So substantially similar means that the Association is supposed to work to perform maintenance, repair and replacement work in a manner that maintains the aesthetic integrity of Parkfairfax. This means that you should endeavor to use similar materials to maintain a consistent look of the property to sustain its charm and historic image. Fortunately, it does not mean identical replacements. The Board has some leeway in choosing the replacement materials it uses, but it should try to use materials that are harmonious with what was there originally. The substantially similar language was also designed in recognition that as times change it may be impossible or impracticable for the Association to replace components with exact matches because they are no longer available or they have become prohibitively expensive to acquire.

Unfortunately, the precise line between acceptable replacements is more of an art than a science. If changing materials causes a dramatic change in the look, particularly one that lessens the attractiveness of the original or clashes badly with the original, it is harder to defend. However, where, as here the cost differential would be astronomical at volume, there is greater support for choosing an alternative. It also helps if all of the roofs will be converted to the new material so that a consistent look will emerge as the project goes forward. Hopefully, there is also a substantial savings that can be realized in future maintenance and replacement costs with the new shingles that will further buttress a decision to change from the existing roofing.

The big hurdle that you have is whether you can change the roofing without jeopardizing Parkfairfax’s historic preservation status. You will want to check to see if changing the look of your roofs with a different shingle will violate Parkfairfax’s status before signing any contracts for a change.

I hope this helps.

Wil

Parkfairfax Finance Committee

Sidewalk replacement plan.

December, 2024

The sidewalks and stairs in Parkfairfax are in poor condition (Miller Dodson 2024 Reserve Study). The poor condition can lead to trip hazards. Below are funding scenarios for total replacement of sidewalks.

Total amount of sidewalks: 197,000 linear feet.
Total cost to replace all sidewalks: **\$2,758,000** \$14/ square foot (Miller Dodson)

Years to replace	20	15	10	5
Linear feet per year	2,814	3,750	5,828	11,257
Cost per year	\$137,900	\$183,862	\$275,800	\$551,600

- **Settlement.** We noted several numerous locations where concrete work has settled, creating uneven surfaces that pose a trip hazard.

The standards we use for recommending replacement are as follows:

- Trip hazard, ¼ inch height difference.
- Severe cracking.
- Severe spalling and scale.
- Uneven riser heights on steps.
- Steps with risers over 8¼ inches.

Because it is highly unlikely that all of the concrete components will fail and require replacement in the period of the study, we have programmed funds for the replacement of these inventories and spread the funds over an extended timeframe to reflect the incremental nature of this work.



Parkfairfax Landscape Committee
December, 2024

At our meeting this month, the Landscape Committee discussed the following business:

1. Landscape Committee Budget Proposal:
 - members discussed budget proposal items for next fiscal year and for five-year planning document
 - we reviewed items from the previous five-year planning request and discussed possible additions to it
 - many members of the committee are continuing to express strong support for a request to hire another Landscape Director

2. Tree Removal Request Form:
 - Additional review of the form will take place via email before the January meeting
 - typed version of this revision will be sent to committee members for review and any suggestions for final approval in January committee meeting

3. Tree of Heaven update:
 - Over two dozen sizeable tree of heaven have been identified in Parkfairfax by both residents and committee members, the committee is mapping the locations
 - Members of the committee have engaged with the City of Alexandria's arborist's office to treat the Tree of Heaven on both sides of the fence at the maintenance yard. The Committee was concerned of potential impact of Four Mile Run and the riparian area.
 - The Committee is working with Management and a contractor to treat Tree of Heaven in Parkfairfax. This is a multi-year process but will be a good step to ensuring the health of our trees in the community.

4. Leaves program:
 - The committee will be working with Management to identify areas where leaves can be retained and signs will be created to mark the areas.

Recreation Committee Report

Thank you so much for approving the pool survey at the Board's last meeting! The Committee is thrilled that we were able to launch the pool survey this month.

The Recreation Committee has met twice since our last report: November 21, 2024 and December 4, 2024. Below please find a summary of each meeting.

November 21, 2024 Meeting

The Recreation Committee met at 7pm on November 21, 2024, via Zoom.

Members:

Lisa Harger, Chair
Starr Newlon, Alternate Chair
Paul Friedman
Paula Martori
Michelle Wagner

Guests:

Cindy Engelhart

Liaison:

Jim Wicker

Discussion:

1. Report from Liaison

Jim Wicker reported that the pool survey was approved and Lisa Harger was appointed as Chair of the Committee.

2. Residents Forum

Cindy Engelhart shared her thoughts about creating a dog agility course. She would like to create a space for dogs to exercise. Originally, she proposed the area next to Martha Custis pool, but offered to provide a list of other viable places the course could go.

3. Updates from the Chair

Lisa Harger shared that the Recreation Committee and the Architecture & Planning Board have been tasked to work jointly on a budget and proposal for the gym.

4. Pool Discussion

Starr Newlon facilitated a discussion about the pool rules she and Michelle Wagner have been working on.

5. Election of Alternate Chair

Starr Newlon was elected to the position of Vice Chair.

December 4, 2024 Meeting

The Recreation Committee met at 7pm on December 4, 2024, in the Boardroom and via Zoom.

Members:

Lisa Harger, Chair
Starr Newlon, Alternate Chair
Paul Friedman (absent)
Paula Martori
Michelle Wagner

Liaison:

Jim Wicker (absent)

Guests:

Jennifer Bretsch
Karen Elsbury
Cindy Engelhart
Bill Hill
Patricia Holt
Meg Peters
Heather [last name unknown]
Nena [last name unknown]

Discussion:

1. Residents Forum

Meg Peters stated that her family uses all three pools, but predominately Martha Custis for aquatic workouts. It's an important part of their lives, where she has developed a strong social network and community.

Jennifer Bretsch stated that the pool is a valuable community resource that has enabled her to get to know her neighbors.

Bill Hill stated that the pools were his primary reason for choosing to purchase his condo here.

2. Pool Discussion

Starr Newlon facilitated a discussion about various aspects of the pool. Below please find a list of common sentiments and more serious concerns:

- Because of problematic pool house door locks, there have been incidents at both Coryell and Lyons Lane pools where residents have been able to swipe their way into a pool that is supposed to be closed. A resident flagged the liability concerns associated with this. (Martha Custis has a gate at its entrance that is padlocked.)
- While some residents did not have any issues with the current guest policy, other residents have been denied access to the pool and were interested in having the policy revisited. The general consensus was that the guest policy should be a guests *per unit* policy (not per amenities pass) to ensure equitable treatment among residents. Everyone agreed that residents should accompany their guests rather than give non-residents their amenities pass for use. It was also noted that large numbers of guests, especially on high volume days, raise safety concerns for lifeguards to ensure proper monitoring of all Parkfairfax pool patrons.
- There were a few suggestions about pool hours. One resident suggested opening the lap lanes at Martha Custis at 7:00 am or earlier a couple of days a week for people who want

to exercise before work. And someone else suggested adding more lap/walking lanes during peak hours. Another resident raised the idea of staggering hours to accommodate more people's schedules. For example, now that many people are commuting to work, closing the pools at 7:00 pm means that most people can't go to the pool after work; shifting the hours down by an hour (for an 8:00 pm pool closing) would allow commuters to enjoy a post-work dip. In addition, some residents expressed interest in having pool(s) open past Labor Day.

- There was a brief discussion regarding pool sign-in logs. The committee would like to see more of an effort for all residents to log in and commit to ensuring there are adequate sign in sheets for use at all of the pools all summer long.
- The issue of an "adults only" pool came up. Lisa Harger stated that the idea had been explored and then abandoned because of discrimination laws, but, the idea of "Quiet Hours" could be explored.
- The topic of breaks popped up briefly – as it always does when people talk about the pool. The Committee would really like to see an explanation of why this is required published in the Forum before the 2025 pool season.
- One resident talked about how difficult it was to get in and out of the pool at Martha Custis, with there just being ladders. The Committee was *thrilled* to tell her about the ADA stairs that makes it so much easier for people to get in and out now.
- Everyone expressed excitement about the pool survey and suggested posting signs about it in the gym and around the community, as well as using the sandwich boards to advertise it.

From: [Bob](#)
To: [Dana Cross](#)
Cc: ["Bob"](#)
Subject: Minutes of Parkfairfax Transportation and Land Use Committee meeting of 02 December 2024
Date: Thursday, December 5, 2024 3:15:41 PM

The Parkfairfax Transportation and Land Use Committee (TLUC) convened its last monthly meeting of 2024 on 02 December in the Community Room.

TLUC members discussed the Traffic Calming Townhall and Reception held on 12 November. The traditional in-person event drew over 35 participants, including five Board members, and all feedback received was positive. The City's Complete Streets Coordinator is finalizing plans, and will await a letter of endorsement (in preparation) from our Board of Directors. Any adjustments to street parking will necessitate approval by the Alexandria Traffic and Parking Board following a public hearing.

The TLUC post-Townhall Reception provided an opportunity for residents to discuss one-on-one their concerns with City officials, while enjoying delicious food and beverages furnished by TLUC members and others. A special "shout-out" goes to Activities Committee Chair, Joyce Frank, who provided invaluable planning advice and frozen desserts from the Wine and Cheese event held a few days earlier!

- Other subjects discussed at the December TLUC meeting:
 - Earlier this year, the traffic pattern on southbound N. Quaker Lane at King St. was modified by installation of "No Turn on Red" signs and a signal head to allow right turns only on the green arrow. While this civilized approach improved safety for drivers, it put pedestrians in grave danger. Due to capacity limitations of the aging signal controller at that extremely complex intersection, the green right turn arrow appeared simultaneously with the walk signal! TES has plans to update the controller in the future to decouple the right turn arrow and the walk signal. For now, and on a "temporary" basis, the previous signal configuration has been restored, and "No Turn on Red when Pedestrians are Present" signs have replaced the absolute prohibition.
 - Pursuant to a suggestion at the Townhall Reception, I submitted an Alex311 request (status = open) to add pavement markings delineating the lanes entering the Shirlington Circle from Gunston Road. Presently there is only a small sign "Right Lane MUST Turn Right" that is not understood or adhered to by many drivers. The intent is that the right lane be used only for the northbound I-395 main lanes, whereas the left lane is for the I-395 Express Lanes, Shirlington and I-395 south.

- At the Alexandria Transit Company Board of Directors meeting in November, I learned that the City Manager is again issuing a 1% budget reduction challenge to all departments, including DASH, for FY26. Earlier this year, DASH responded to the FY25 challenge proposing cuts to administrative expenses and halving the service frequency of Line 104. The administrative cuts were taken, but during the add/delete session, City Council agreed to restore the \$180K needed to keep Line 104 on its current 30 minute headway. For FY26, cuts to Line 102 (Janney's/Seminary) and our Line 104 are again on the table. Line 104 ridership, especially in Northridge, remain extremely low. Perhaps the new Department of Government Efficiency (DOGE) will get more people back to their offices and boost transit ridership. Time will tell.
- The 2022 TLUC Parkfairfax Safety Assessment was revisited, noting that no action has been taken, or is known to be in the planning or budgeting stages, to address the nearly 300 finding revealed in the study report. Safety issues range from concrete spalling to missing handrails to uneven common-element sidewalks throughout the community.
- A brief non TLUC-related discussion ensued regarding reports that Airbnb and VRBO rentals would soar during the January Presidential Inauguration. While short term rentals in Parkfairfax contravene the bylaws, past efforts to curb this practice have proven feckless.

Now back to the Townhall, During introductory remarks, I invited participants to join us at regular TLUC monthly meetings to discuss areas of interest other than traffic calming. During the course of the evening, numerous residents approached me to ask about parking, transit, the Shirlington Circle, pavement markings, cut-through traffic and other transportation related concerns. I personally invited each to contact me and to attend our regular TLUC meeting. I was hoping to see some new faces at our December meeting, but that wasn't the case. Sadly, it seems many folks are eager to complain, but less eager to devote an hour or so monthly (or even one time) for a constructive discussion. A more aggressive recruitment campaign is being considered for next year.

Best regards,

Bob

Bob Gronenberg

Chair

Parkfairfax Transportation and Land Use Committee