

# **Goals, Priorities, and Requests**

## Proposed Parkfairfax Activities Committee Draft Budget

Submitted: November 6, 2024

	Description of Event	FY 2025/26
1	Summer Concerts 6pm-8pm - June, July and August	\$4,000
2	End of Season Doggie Dip (Lyons Lane Pool) - September	\$125
3	Fall Yard Sale - September/October	\$110
4	Halloween Trunk R Treat (Parents Group) - October - Sponsored by the Activities Committee	\$150
5	Wine and Cheese Social (Party Room) including possible musician - November	\$1,000
6	Holiday Event (on the Island) 1st Sunday in December	\$800
7	Holiday Decorating Contest - December	\$300
8	Spring Event - Chili Cookoff, Pub Crawl or Happy Hour	\$600
9	Home and Garden Tour - June	\$500
10	Face Painting and Sno Cones (Martha Custis Pool) - To coincide with Pool Openings	\$700
11	Parents Group Spring Activity sponsored by the Activities Committee	\$150
	<b>Total</b>	<b>\$8,435</b>

November 13, 2024

**MEMORANDUM**

TO: Dave Bush, Treasurer  
FR: A&PB  
RE: Capital Project Recommendations

We were asked to provide some thoughts on potential capital projects for FY26. Below are two suggestions we discussed at the committee level and wanted to pass on

**Vent Stack 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. makes an

At this point, Ruff Roofing fabricates the copper replacement vent stacks by hand as needed in their shop and then installs them. The required volume of a large-scale replacement program will give us more leverage to negotiate both a lower per unit price and lower installation cost. In late September, Ruff Roofing estimated that a large-scale replacement program would lower the fabrication and installation cost from the \$1,960 per unit we are currently paying to \$1,300/unit. That is a savings of approximately 30%.

The property has a total of 676 vent stacks. To date, 18 have been replaced leaving a total of 658 that could be replaced as part of a planned, large-scale program.

Total # of vent stacks/boots	Total cost @ \$1,960/per	Total cost @ \$1,300/per	Savings
658	1,289,680	855,400	434,280

**Chimney Removal:**

Another program worth investigating would be the wholesale removal of the chimneys (n= 42) that were attached to the old boilers and the patching of each chimney's roof penetration. As with the vent stacks, because of their age and the degradation of their material and the waterproofing where they come in contact with the roof sheathing, the chimneys can be a source of water intrusion into attics and rooms below. And, a very preventable cause of leaks. This work could be done in conjunction with vent stack replacement saving on labor/trip charges.

We are estimating each chimney removal and patch would be approximately \$1,000 (total = \$42,000).

**ParkFairfax Communications Committee**  
**Proposed FY 2026 Budget and Four Year Projections**

<b>Website</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>
Support Staff <sup>1</sup>	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
Hosting (3% increase/year)	\$2,060	\$2,120	\$2,180	\$2,250	\$2,320
Development, Site Technical Support, and Training <sup>2</sup>	\$8,000	\$4,000	\$4,000	\$4,000	\$4,000
<b>Total</b>	<b>\$18,460</b>	<b>\$14,520</b>	<b>\$14,580</b>	<b>\$14,650</b>	<b>\$14,720</b>

After preliminary research, the committee recommends that the association keep the current WordPress platform for the website. WordPress is a very robust system and is more than capable of meeting the association's needs. Also, the basic layout of the website seems good with some relatively minor changes.

What is needed, however, is to take advantage of some of the options available through WordPress (advertising plug-in, data tracking, better search capabilities, leverage the robust WordPress formatted email capabilities, etc.), to modernize the page layouts, and to move away from almost all content being posted as pdfs. While pdfs definitely have their place (board minutes, financial documents, etc.) there are many cases where content should be presented in a more user friendly format.

Note that this budget does **not** include funds for the Forum newsletter which it is assumed will continue to be included under Administrative Expenses/Miscellaneous/Newsletter, account code 6390.900.

The committee's near-term goals for the website through FY26 Quarter 2 include:

- \* Continue review of the website to identify where content needs to be updated, fix or delete broken links, and identify and delete outdated information.
- \* Reorganization of many website pages into a more user friendly format by the use of templated pages.
- \* Implementing analytics to track website traffic.
- \* Adding a dedicated advertising page with links.
- \* Identifying and begin implementation of specific WordPress plug-ins (functions)
- \* Monthly email promoting the Forum with teaser links to articles and the advertising section. This would be separate from the weekly update.
- \* Transition the weekly email announcements from the Buildium platform to WordPress to allow for formatted emails.

Longer term goals (FY26 Quarter 3 thorough FY27) currently identified include:

- \* Rotating ads on the front page, as well as ads on internal pages.
- \* Producing a web-friendly version of the Forum.

This is an initial list of goals and is subject to revision as the effort begins to transform the Parkfairfax website.

## Budget Notes

The committee is unaware of what website related expenses such as technical support, back-end integration, and security may be in other sections of the existing budget. A better understanding of this is needed to more accurately forecast. We are in the process of scheduling a meeting with Lora & Dana to gather information.

Possible income off-sets have not been included because of uncertainty regarding website advertising, a capability the committee is planning to add to the website. The committee will hopefully have a better idea of this further in the budgeting process.

<sup>1</sup> Paid Intern or Virtual Assistant/Contractor. 20hrs/month @ \$35/hr. No benefits. Hourly rate shown is low end of contractor. An intern could be in the \$20-25/hr range.

Duties:

- \* Website posting and minor design updates (adding sub-pages, converting MS Word documents and pdfs to active pages, etc.)
- \* Work with committee and staff on integration of new WordPress plugins on website.
- \* Assist the committee and staff in development of workflow processes to ensure materials are posted to the website.
- \* Assist in maximizing committee and staff use of WordPress to directly post materials as appropriate.
- \* Limited graphics design for programs as developed (e.g. Water Wise).
- \* Other duties related to specific projects.

Dedicated support hours are needed to achieve goals. If a decision is made to keep support in-house with existing staff, management should work with the board and committee to identify job requirements related to web activities, staff hours needed, and additional training required.

<sup>2</sup> Preliminary year expenses projected to run high. Budgeted less in following years. New features (listed on page 1) would be rolled out in phases.

**Subject:** Re: Planning FY'26 Budget & Five Year Update Meeting

**From:** Eric Keber <keber.eric@gmail.com>

**Date:** 10/16/2024, 6:29 PM

**To:** Dave Bush <akhetequus@earthlink.net>

**CC:** Scott Buchanan <buchananward4@gmail.com>, Jeff Lisanick <jlisanick@hotmail.com>, Amanda Mullan <mullan.atlarge@gmail.com>, James Wicker <jwicker@rcn.com>, Scott Mulrooney <sfmulrooney@gmail.com>, Robin Davis <sororobin@gmail.com>, Mike Rothenberg <rothenbergward1@gmail.com>, Caitlin Counihan <Ccounihanward5@parkfairfax.org>, Francisco Foschi <ffoschi@parkfairfax.org>, Dana Cross <dcross@parkfairfax.org>

Hi Dave,

Thank you for inquiring. In the past, the Covenants Committee has not needed funding in the budget, and I don't expect us to this coming year.

Regards,

Eric Keber  
Chair, Covenants Committee

On Mon, Oct 7, 2024 at 5:12 PM Dave Bush <[akhetequus@earthlink.net](mailto:akhetequus@earthlink.net)> wrote:

It's that time of year again -- when we look to meet the challenge of creating a budget which best serves the needs of our community. This effort begins with recommendations from each committee on what each feels are the programs which should be funded for (1) the Five Year suggested forecast of funding for programs and projects, and (2) the more immediate requests for funding the FY'26 Budget (June 2025-May 2026). So put on your thinking-caps and provide us with your best thoughts for projects and programs which requiring funding. You do not need to provide estimates for amounts unless your current research has provided you with that information, but the Board and Management will need a brief explanation for each item you feel needs to be addressed.

Please do not be shy about your recommendations on projects/programs and do try to think outside the box, particularly when it comes to planning suggestions on development over periods of time for major projects. Nothing is too big or too small, as long as it requires annual (FY'26) or long term (FY'26- FY'31) funding. Each of us has faced disappointment when our suggestions have not been included in the final document (building an underground garage comes to mind) - but please don't this dissuade you from presenting ideas which have interested your committee. Most of you have been through this drill before and know what is required and for those who need more information please let me know.

Please return your thoughts as quickly as possible, but not later than Veterans Day weekend November 9-11. Please forward them to the entire board so we each see them at the same time. Your help on this is vital and I thank you in advance for your undertaking this task and for your continued work on behalf of our community.



# Parkfairfax Condominium FY 26 Budget Considerations from the Landscape Committee

## Committee Specific Budget Requests:

### **VOLUNTEER APPRECIATION & EDUCATION EVENT(S) - \$300**

We would like to re-invigorate what used to be an annual event each March to celebrate our Landscape Volunteers who take part in our Adopt-a-Tree program and those that help with various landscaping projects around the community. In addition, we'd like to organize a speaker series bringing in outside experts on environmental topics.

### **ADOPT-A-TREE SUPPLIES - \$50**

Continuing our program for Adopt-a-tree, we would like to budget for tree tags, stakes and water bags. We also plan to incorporate a "leave the leaves" initiative (project started with Management this year).

### **GARDENS IN THE PARK SUPPLIES - \$100**

Continuing our long-standing Gardens in the Park events, this would offset supplies for outreach and programs.

## Landscape Budget Requests:

### **LANDSCAPE STAFF POSITION WITH OVERSIGHT AND MANAGEMENT RESPONSIBILITIES**

The position can ultimately lead to reduced long-term costs, increased property value, and enhanced reputation, all of which support a sound return on investment. Well-designed and maintained public spaces can improve the community's engagement and pride, providing green spaces for recreation, social activities, and health benefits.

In addition, this position could provide:

- Long-Term Planning: Helping to develop sustainable, attractive, and functional outdoor spaces, while managing teams, contractors, and suppliers, ensuring timelines, budgets, and quality standards are met.
- Maintenance Optimization: develop long-term maintenance plans to keep the landscape in top condition with minimal input, leading to significant savings over time.
- Cohesive Strategy: They can align landscape designs with architectural aesthetics, environmental goals, and the community's needs, ensuring a consistent vision across projects.

# Landscape Budget Considerations

## Page 2

- **Specialized Knowledge:** The position would require specialized knowledge in landscape design, horticulture, environmental science, and urban planning. This expertise would contribute to creating aesthetically pleasing and sustainable outdoor spaces.
- **Sustainable Practices:** ensures that landscaping projects follow sustainable practices, such as using native plants, managing water resources effectively, impact to Parkfairfax environs and considering the long-term environmental impact of design decisions.
- **Managing Liability:** helps identify potential risks within the landscape, such as hazardous trees, poorly maintained paths, or water drainage issues, reducing the potential for accidents or liability claims, as well as ensuring that our landscape is braced to withstand climate challenges while minimizing damage and repair costs.

In conclusion, this additional supervisory staff position could add value through strategic planning, cost management, sustainability, and leadership while aligning with broader goals of Parkfairfax such as community impact, and environmental stewardship.

### LANDSCAPE CONTRACTOR

Our current landscape contractor has not been complying with their contract (enacted in FY 24-25). If a new contractor needs to be selected, whomever is chosen, we can expect a 7-10% increase in costs moving forward.

### Continued Funding at Same Funding Level

We would recommend continuing to fund the following projects at current levels and/or add in cost of inflation for year over year considerations.

- *Invasive removal and remediation*  
With continued funding, we'd like to work with Management to continue to remove invasive plants and remediate the areas of disturbance. Invasive vines are strangling many of our trees and in many cases have climbed all the way up into the tree canopy. If these invasive plants are not removed, the trees will die (at an estimation, based on previous budgets ~ \$10k/tree for removal alone). Invasive bushes and plants are taking over the understory of many of our wooded areas and are killing off native species, which harms the ecosystem sustaining our wooded areas and which makes them inhospitable to wildlife.

This fiscal year, with the help of a contractor, we are working on the removal of all Tree of Heaven. This year is the first year that invasives have been addressed since 2011. Tree of Heaven, of which we have many mature specimens throughout Parkfairfax, attracts Spotted Lantern Fly, an invasive insect species that is known to destroy a wide variety of native and ornamental trees through its feeding practices and secretions (known to attract mold that harms the trees). This project requires a multi-year, multi-step approach for full remediation. This job is too large for a group of volunteers or staff, even if they are dedicated to this full time.

# Landscape Budget Considerations

## Page 3

- *Tree pruning/removal and Tree Maintenance*

Trees are one of the highest value amenities in our community. Several years ago, the Board adopted a tree replacement strategy: 60% of the trees removed would be replaced, with 2/3 of the replacements being overstory (hardwood) trees. This strategy was set aside for the past couple of years and trees have been removed and not replaced at a sustainable or meaningful rate. We are continuously working with Management to get a better handle on the number of trees being removed and replaced for the future. Current data includes:

- *Tree replacements in FY 2021 – 13 trees (all donated)*
- *Tree replacements in FY 2022 – 25 trees (city replaced trees – no trees purchased by Parkfairfax)*
- *Tree replacements in FY 2023 – Est. 45 trees (32 donated or via grant)*
- *Tree replacements in FY 2024 – 16 (via VA Department of Forestry grant)*
- *Tree replacements in FY 2025 – TBD*

While the committee continues to work with Management to find, apply, and get matching grants to help with tree replacement (through both the State and private entities) – we strongly recommend that a contractor and certified ISA Arborist is put on retainer.

At the time of this memo, we are awaiting a comprehensive plan for the maintenance and long-term care of our tree canopy (Davy Tree was contracted). This report will certainly have budget implications into the future.

- *Landscaping Enhancements*

There are several areas which need attention and enhancement moving forward. These common areas, which are getting even more use for community events and programming, set the stage for our community to put its best foot forward for prospective residents and City leaders. Focal point signage, Charles Barrett Island, and additional seating and plantings for Washington Island are among those on the short list.

- *Landscape Consultants*

We would like to continue to work with Management and Landscape Consultants of their choosing on upcoming projects and programs to ensure the cohesiveness of the landscape planning and execution.

- *Stormwater Remediation Projects*

Parkfairfax successfully implemented two stormwater remediation pilot projects (near buildings 547 and 725) in 2022. We are working with management to come up with a running list of areas that need to be addressed for the next fiscal year.

- *Drought Plan*

A preliminary plan was drafted in 2019 but not adopted by the Board. We would like to reconstitute and take a hard look at how best to implement a plan in both yearly and long terms steps.

**Recreation Committee Budget FY2026 and Beyond**

*This worksheet captures the events that the Recreation Committee plans to host over the next couple of years and is requesting funding to support. At the moment, our priorities are making sure that we are maintaining and capitalizing on the amenities Parkfairfax currently offers. We would like to increase the number of activities we host in subsequent years. We will happily add to/adjust that which we propose below in subsequent budget seasons.*

<b>Event</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030</b>
<b>Pool Events<sup>1</sup></b>					
<i>Below please see some ideas for enriching our time at the pool.</i>					
SNL (Saturday Night Later pool hours) <i>(1 event at Pool A and 2 events at Pool B)</i> math: 3 hours x \$105/hour = \$315/event	945.00	945.00	945.00	945.00	945.00
Keeping pool open during the Summer Concert series <i>(3 events at Pool C)</i> math: 3 hours x \$105/hour = \$315/event	945.00	945.00	945.00	945.00	945.00
Volleyball Social (Pool B) <i>(volleyball equipment &amp; refreshments)</i>		800.00	200.00	200.00	200.00
<b>Pool Events Estimated Total</b>	<b>\$ 1,890.00</b>	<b>\$ 2,690.00</b>	<b>\$ 2,090.00</b>	<b>\$ 2,090.00</b>	<b>\$ 2,090.00</b>
<b>Pickleball Events</b>					
<i>At the moment, we do not have a pickleball player on the Committee, which would really help our efforts in hosting a tournament. But we can meet new Committee members at Pickleball Social events in the spring!</i>					
Painting lines for second pair of pickleball courts note: we already have the nets	1200				
Socials (3 socials at \$200/social)	600	600	600	600	600
<i>Tournament:</i>					
Referees		1,000.00	1,000.00	1,000.00	1,000.00
Pickleball Association costs		25.00	25.00	25.00	25.00
Awards		400.00	400.00	400.00	400.00
Refreshments		500.00	500.00	500.00	500.00
Miscellaneous		500.00	500.00	500.00	500.00
<b>Pickleball Events Estimated Total</b>	<b>\$ 1,800.00</b>	<b>\$ 3,025.00</b>	<b>\$ 3,025.00</b>	<b>\$ 3,025.00</b>	<b>\$ 3,025.00</b>
<b>Movie Night</b>					
<i>This might be a traditional birthday party or a float-in at the pool!</i>					
Movie and screen	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00
Permits	500.00	500.00	500.00	500.00	500.00
Water and Chalk	50.00	50.00	50.00	50.00	50.00
Cake	100.00	100.00	100.00	100.00	100.00
Add'l Cost for a Movie Float-in (movie night at the pool) math: 4 hours at \$105/hour	420.00	420.00	420.00	420.00	420.00
<b>Movie Night Estimated Total</b>	<b>\$ 2,420.00</b>	<b>\$ 2,420.00</b>	<b>\$ 2,420.00</b>	<b>\$ 2,420.00</b>	<b>\$ 2,420.00</b>
<b>Requested Budget Totals</b>	<b>\$ 6,110.00</b>	<b>\$ 8,135.00</b>	<b>\$ 7,535.00</b>	<b>\$ 7,535.00</b>	<b>\$ 7,535.00</b>

<sup>1</sup> The Committee is using a rate of \$105/hour to calculate these numbers. (3 lifeguards at \$35/hour/guard)

## Big Picture Items for Next Five Years

*This worksheet captures recommendations for which funding would be provided outside of the Recreation Committee budget. The Recreation Committee would like the Board/Management to implement these over the next few years. The pool and the gym are probably the two most-featured amenities in unit sales advertisements. We need to maintain and upgrade our current amenities to stay attractive and viable.*

	per unit cost	units	sub-total
--	---------------	-------	-----------

### Pool Upgrades<sup>2</sup>

*We need to maintain Parkfairfax pools as well as making sure that we are accomodating as many residents as possible by setting hours appropriately.*

bike racks outside pools B & C	300	3	900.00
Door Locks (all pools)	300	3	900.00
Cameras (all pools)	10,000	3	30,000.00
Tables, Chairs, Umbrellas (all pools)	500	9	4,500.00
Permanent Shade Structure (Pools A, B)	8,000	2	16,000.00
Little Libraries (all pools)	500	3	1,500.00
Lights (after-hours security -- all pools)	10,000	3	30,000.00
Underwater End-of-Lane Markers (Pool A)	20,000	1	20,000.00
Pool Lift (Pool A)	15,000	1	15,000.00
<b>Pool Upgrade Sub-Total</b>			<b>\$ 118,800.00</b>

Notes:

The Committee recognizes that pool hours could be extended in different ways and has suggested several options to the left. We recommend planning to extend the pool season by at least one week in September and allocating additional funds for the Committee and Management to determine how best to utilize when we get the results of the pool survey.

Keeping pools open 2 additional weeks in Sept. (all pools)  
math: 120 hours/week x \$105/hour = \$12,600/week

Variations:			
- keeping Pool A open 1 additional week = \$5,250 math: 50 hours/week x \$105/hour	12,600	2	25,200.00
- keeping all pools open for 1 add'l weekend = \$5,250 math: 50 hours/week x \$105/hour			

The Committee that the following items be implemented prior to the next pool season: door locks, cameras, tables/chairs/umbrellas, and permanent shade structures.

Pool lights, end-of-lane markers, little libraries, and the pool lift should be added when it makes sense to do so.

Keeping Pools A & B open 1 additional day per week math: 8 hours/day x \$105/hour = \$840/day/pool pool season: 14 weeks	840.00	28	23,520.00
--	--------	----	-----------

Extending swim lane hours on weekends at Pool A math: 2 hours/day at \$105/hour = \$210/day pool season: 14 weeks	210.00	28	5,880.00
---	--------	----	----------

**Hours Upgrade Sub-Total** **\$ 54,600.00**

**Pool Upgrades Estimated Total** **\$ 173,400.00**

### Gym Refresh

*Our current gym / equipment has not been renewed or replaced in the last 4+ years, and it needs attention.*

bike rack outside gym	500	1	500.00
wall removal, second floor	2000	2	4,000.00
redo floors, second floor	2000	1	2,000.00
move HVAC thermostat to second floor	2500	1	2,500.00
<b>Gym Renovation Sub-Total</b>			
Treadmill	5,800	3	17,400.00
Upright Bike	3,500	2	7,000.00
Recumbent Bike	3,000	3	9,000.00
Rower	1,800	1	1,800.00
Elliptical	5,500	2	11,000.00
Reformer	6,000	1	6,000.00
Delivery and Set up	5,000		5,000.00
Miscellaneous Equipment (free weights for second floor, etc.)	1,000		1,000.00
Additional mirrors	300		300.00
<b>Gym Equipment Sub-Total</b>			<b>\$ 58,500.00</b>

Note:

The Recreation Committee would like to conduct a gym survey and/or a gym townhall to make sure that the community's input is considered when making these gym upgrades. We would love to work with Management regarding timing, scope, etc.

**Gym Refresh Estimated Total** **\$ 58,500.00**

<sup>2</sup> The Committee is using the hours reflected in the current pool schedule to calculate these totals.

### **Tot Lot Overhaul**

---

*The Association has nine tot lots which are declining with age. The Committee hopes to preserve the best 3 or 4 tot lots, and overhaul the others into outdoor gym(s), picnic or seating areas, and a dog park.*

#### *Tot Lot to Outdoor Exercise Area(s)*

Tot Lot Removal	2,000	1	2,000.00
Outdoor Exercise Equipment	40,000	1	40,000.00
Delivery/Setup	5,000	1	5,000.00
Rubber Mulch	4,000	1	4,000.00
<i>Tot Lot to Outdoor Exercise Area(s) Sub-Total</i>			<i>\$ 51,000.00</i>

#### *Tot Lot to Picnic/Seating Areas*

Security Cameras			
Tot Lot Removal	2,000	2	4,000.00
Pavillion	50,000	1	50,000.00
Picnic Tables, Grills, and Benches	4,000	2	8,000.00
<i>Tot Lot to Picnic/Seating Areas Sub-Total</i>			<i>\$ 62,000.00</i>

#### *Tot Lot to Dog Park*

Lighting	10,000	1	10,000.00
Tot Lot Removal	2,000	1	2,000.00
Water Spicket installation	2,000	1	2,000.00
Fencing	15,000	1	15,000.00
Benches	2,000	1	2,000.00
<i>Tot Lot to Dog Park Sub-Total</i>			<i>\$ 21,000.00</i>

#### **Tot Lot Overhaul Estimated Total**

**\$ 134,000.00**

### **Tennis & Pickleball Upgrades**

---

*Pickleball surged in popularity in recent years and is very popular at Parkfairfax. It's often difficult to get a court. The Committee would like to see more pickleball courts added, as well as maintaining the courts for the timeless classic tennis.*

Security cameras	10,000	1	10,000.00
Resurface Valley Drive	15,000	1	15,000.00
Topcoat and Resurface (MC)	15,000	1	15,000.00
Cement Back Drop	20,000	1	20,000.00
Pickleball Court Conversion	10,000	2	20,000.00

#### **Tennis Pickleball Estimated Total**

**\$ 80,000.00**

### **Volleyball Court Care**

---

*The volleyball court near the Martha Custis pool is very popular and should be maintained. The court near the walking bridge is seldom-used (i.e., once in the past 4+ years), and we should do something else with that space. Shuffleboard is proposed below, but we're still discussing it.*

Volleyball Net (at Pool A)	1,000	1	1,000.00
Fresh Sand	3,000	1	3,000.00
Lights	10,000	1	10,000.00
<i>Pool A Volleyball Court Sub-Total</i>			<i>\$ 14,000.00</i>

volleball court removal (by walking bridge)	2,000	1	2,000.00
installation of shuffle board	7,000	1	7,000.00
shuffle board instruction, introduction to the community	2,000	1	2,000.00
<i>Shuffle Board Installation Sub-Total</i>			<i>\$ 11,000.00</i>

#### **Volleyball Court Estimated Total**

**\$ 25,000.00**

## Dana Cross

---

**From:** Bob <bob2@comcast.net>  
**Sent:** Tuesday, October 15, 2024 7:52 PM  
**To:** Dave Bush; 'Joyce Frank'; 'Ann McCord'; Lydia Riabtsev; 'Mark Lamont'; 'Eric Keber'; 'Lisa Harger'; 'Gregory Drone'; 'Scott Knudsen'  
**Cc:** buchananward4@gmail.com; Jeff Lisanick; Amanda Mullan; 'James Wicker'; Scott Mulrooney; Robin Davis; Mike Rothenberg; Caitlin Counihan; Francisco Foschi; Dana Cross  
**Subject:** RE: Planning FY'26 Budget & Five Year Update Meeting  
**Attachments:** Parkfairfax Safety Assessment - Report of Findings; Parkfairfax Survey & Lighting Assessment\_07.09.2021.pdf

Treasurer Bush,

The Transportation and Land Use Committee (TLUC) has historically requested an **annual budget of \$200** to cover expenses, if any, associated with guest invitations, community townhalls and other special events. We understand that unspent funds can be rolled over to the next fiscal year.

In late 2022, TLUC and community volunteers conducted a comprehensive outdoor **safety survey** of all buildings, observing uneven walkways, stairways lacking handrails, as well as hazards in sidewalks in Association-controlled streets and parking areas. The report, listing nearly 300 prioritized findings, was submitted to the Board of Directors and Management (copy attached) nearly two years ago. While the TLUC does not have the professional expertise to estimate the cost of remediation, we strongly urge the Board to work with Management and begin the multi-year process of improving safety in our community. Recent social media reports of injured residents should serve as a wakeup call.

In the summer of 2021, Management contracted with On-Site Lighting and Survey, LLC of Buffalo, MN to conduct a **lighting assessment** of common elements in Parkfairfax. Their report (attached) evaluated lighting adequacy exclusively in our 36 off-street parking areas. Foot-candle measurements and nighttime photos indicated many, if not most, parking areas were inadequately illuminated, with some found to be in total darkness. The report did not address other areas such as laundry room steps, walkways, etc. where adequate illumination may also be lacking. Management has responded to a few "squeaky wheel" complaints by installing LED pole lamps, but a comprehensive and consistent approach has not been adopted. Again the TLUC does not have the professional expertise to estimate the cost of remediation, but believes that lighting is essential to maintaining a safe community.

### Summary:

Annual Budget \$200 (less carryover)  
Safety Study Implementation \$TBD (phased over multiple years)  
Lighting improvements \$TBD

Thank you for your support!

Best regards,

Bob

Bob Gronenberg  
Chair  
Parkfairfax Transportation and  
Land Use Committee

-----Original Message-----

From: Dave Bush <akhetequus@earthlink.net>

Sent: Monday, October 7, 2024 17:12

To: Joyce Frank <j frankdesign@hotmail.com>; Ann McCord <ann@mccordandco.com>; Lydia Riabtsev <lydiariabtsev@gmail.com>; Mark Lamont <marklamont17@gmail.com>; Eric Keber <keber.eric@gmail.com>; Lisa Harger <lisa.harger@gmail.com>; Gregory Drone <gdrone@comcast.net>; Scott Knudsen <cscottknudsen@gmail.com>; Bob Gronenberg <bob2@comcast.net>; david bush <akhetequus@earthlink.net>

Cc: Scott Buchanan <buchananward4@gmail.com>; Jeff Lisanick <jlisanick@hotmail.com>; akhetequus <akhetequus@earthlink.net>; Amanda Mullan <mullan.atlarge@gmail.com>; James Wicker <jwicker@rcn.com>; Scott Mulrooney <sfmulrooney@gmail.com>; Robin Davis <sororobin@gmail.com>; Mike Rothenberg <rothenbergward1@gmail.com>; Caitlin Counihan <Ccounihanward5@parkfairfax.org>; Francisco Foschi <ffoschi@parkfairfax.org>; Dana Cross <dcross@parkfairfax.org>

Subject: Planning FY'26 Budget & Five Year Update Meeting

It's that time of year again -- when we look to meet the challenge of creating a budget which best serves the needs of our community. This effort begins with recommendations from each committee on what each feels are the programs which should be funded for (1) the Five Year suggested forecast of funding for programs and projects, and (2) the more immediate requests for funding the FY'26 Budget (June 2025-May 2026). So put on your thinking-caps and provide us with your best thoughts for projects and programs which requiring funding. You do not need to provide estimates for amounts unless your current research has provided you with that information, but the Board and Management will need a brief explanation for each item you feel needs to be addressed.

Please do not be shy about your recommendations on projects/programs and do try to think outside the box, particularly when it comes to planning suggestions on development over periods of time for major projects. Nothing is too big or too small, as long as it requires annual (FY'26) or long term (FY'26- FY'31) funding. Each of us has faced disappointment when our suggestions have not been included in the final document (building an underground garage comes to mind) - but please don't let this dissuade you from presenting ideas which have interested your committee. Most of you have been through this drill before and know what is required and for those who need more information please let me know.

Please return your thoughts as quickly as possible, but not later than Veterans Day weekend November 9-11. Please forward them to the entire board so we each see them at the same time. Your help on this is vital

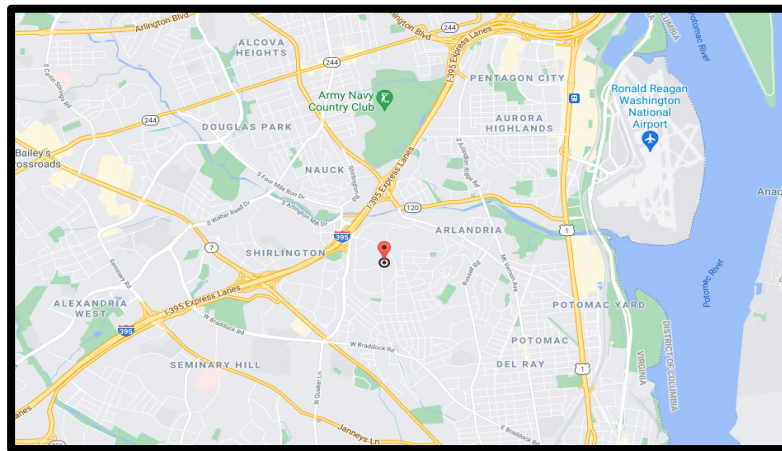


and I thank you in advance for your undertaking this task and for your continued work on behalf of our community.

# SITE SURVEY & LIGHTING ASSESSMENT



## Parkfairfax Condominium - Alexandria, VA



**3360 Gunston Road  
Alexandria, VA 22302**

**Inspection Date: 05.11.2021**

**Report Date: 07.09.2021**

**On-Site Lighting  
& Survey, LLC**

# Table of Contents

**Summary . . . . . 1**

**Wall Pack Replacement . . . . . 2**

**Flood Replacement . . . . . 3**

**Deco Post Top Option . . . . . 4-5**

**Bollard Option . . . . . 6-7**

**Site Map . . . . . 8**

**Photometric Readings/Night Photos . . . . . 9-21**



# SUMMARY

**During our visit to Parkfairfax on May 11th, 2021, we confirmed that the parking lots and surrounding walkways have very low light levels. Besides just switching out your existing fixtures into more powerful and resourceful LED fixtures, there are a few different options that we can explore.**

**Option 1) Add more floods to the existing buildings to provide more light to wherever you want your needs may be.**

**Option 2) Add more of the decorative post top fixtures that would be similar to the existing ones that are by the pools.**

**Option 3) Add some decorative bollards throughout to light up those dark walkways. There are also solar bollards that could be an option we could explore if that's something that interests you.**

**\*All of these options would be dependent on how accessible power will be. Labor costs for projects like this would be hard to estimate. So once we really figure out what type of project you want to pursue, then a scope of work and more accurate labor numbers can be gathered.**

**Pages 2-7 are specification sheets and photos on what we recommend to replace the existing fixtures and the three options to add more fixtures.**

**Pages 8 will show the site map and pages 9-21 will show the footcandle levels found when we were on site. The table below is the IES Recommendations for lighting levels. Lighting zone 1 is the recommended light levels for the residential use of these areas. Comparing these recommended numbers to what we were reading, you can see that your existing light levels are much lower.**

	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical)(FC)	Range of Maintained Footcandles (Vertical) (FC)
<b>Parking (Open) (Medium Activity)</b>				
Lighting Zone 3 (Urban)	1.5	.75 - 3	0.8	.4 - 1.6
Lighting Zone 2 (Suburban)	1	.5 - 2	0.6	.3 - 1.2
<b>**Lighting Zone 1 (Residential)</b>	<b>0.5</b>	<b>.25 - 1</b>	<b>0.4</b>	<b>.2 - .8</b>

**\*\*RECOMMENDED MINIMUM LIGHT LEVELS**

**Shown below, is the specification sheet for the Sylvania UltraLED Mini Wallpack. This would be for the 50 existing wallpacks like the one shown in the photo to the right. We recommend the 15-watt wallpack that is priced at around \$55 per fixture.**



[www.sylvania.com/luminaires](http://www.sylvania.com/luminaires)

## SYLVANIA Luminaires

### UltraLED™ Mini Wallpack

**Application**

The UltraLED Mini Wallpack luminaires are environmentally preferable LED alternatives to traditional HID luminaires, offering up to 70% in energy savings. Ideal in place of traditional luminaires, or as new installations, the Mini wall pack series is offered in several wattages/lumen packages for illuminating building exteriors, outdoor corridors, walkways, and stairwells.

**Benefits and Features**

- CCT Selectable (3000K, 4000K, or 5000K) enabled through switch located inside fixture
- IP65 rated body with aluminum backplate and polycarbonate lens offers easy mounting, reducing installation and maintenance costs
- High color rendering and DLC Premium listing ensure energy efficiency and provide uniform and even lighting
- Photosensor included provides additional energy savings
- Up to 130 LPW
- Selectable CCT of 3000, 4000, or 5000K
- CRI >80
- Offered in 15 and 30 watts
- Non-cutoff distribution
- Energy savings up to 70%

**Electrical**

- 120-277V<sub>AC</sub>
- Power Factor >90%
- THD <20%
- 0-10V dimmable

**Rated Life**

- 150,000 hours (L<sub>70</sub>)

**Warranty**

- 5-year

**Ambient Operating Range**

- -40°F to +104°F (-40°C to +40°C)

Item #	
Type	
Project	
Notes	
Date	




**Wattage Comparison**

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
23W CFL	23	15	35%
35W HPS	45	15	67%
42W CFL	46	15	67%
100W Incandescent	100	30	68%
150W Incandescent	150	30	70%

**Certifications and Listings**

- cULus
- DLC Premium
- RoHS
- IP65
- FCC

**Installation**

- Luminaire mounts to recessed outlet box or can be surface mounted








LEDLUM093R1 5-21



**Shown below, is the specification sheet for the Sylvania ValueLED Slim Floodlight. This would be for the 309 existing flood fixtures like the one shown in the photo to the right. We recommend the 50-watt flood that is priced at around \$125 per fixture.**



[www.sylvania.com/luminaires](http://www.sylvania.com/luminaires)

## SYLVANIA Luminaires

### ValueLED™ Slim Floodlight

#### Application

The Slim Floodlight luminaires are lightweight, compact and designed for landscape, flood and signage applications.

#### Benefits and Features

- Compact profile for discrete exterior illumination
- IP65 rated with wide flood distribution
- Adjustable 1/2" NPS knuckle arm
- Meets DLC Premium requirements to maximize rebate opportunities
- Up to 117 LPW
- 4000K and 5000K color temperature
- CRI >80
- Offered in 30 and 50 watts
- Energy savings up to 80%

#### Electrical

- 120-277V<sub>AC</sub>
- Power Factor >90%
- THD < 20%

#### Rated Life

- 150,000 hours (L<sub>70</sub>)

#### Warranty

- 5-year

#### Ambient Operating Range

- -40°F to +104°F (-40°C to +40°C)

#### Certifications and Listings

- cULus
- RoHS Compliant
- FCC
- DLC Premium

Item #	
Type	
Project	
Notes	
Date	



#### Wattage Comparison

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
150W Inc	150	30	80%
50W HPS	62	30	52%
70W HPS	91	30	67%
100W HPS	120	30	67%
100W MH	130	30	69%
300W Inc	300	50	83%
150W HPS	170	50	71%
150W MH	188	50	73%
175W MH	210	50	76%

#### Installation


- ValueLED Slim Floodlight luminaires can be knuckle mounted with included 1/2" NPS for mounting to junction box (please see Ordering Information).



LEDLUM061 2-20



**This is the NLS Classic 1 fixture that we recommend as an option to getting better light levels throughout the walkways on the property. We would need to get confirmation that power would be able to be provided before we start specifying locations for them. These are priced at \$745 per fixture, along with about \$600 per pole. The next page is a glimpse at what it would possibly look like with these installed in the walkways between buildings.**



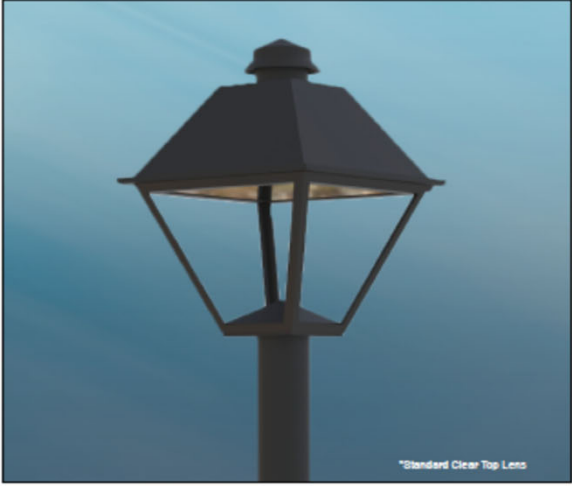
# CLASSIC 1

ARCHITECTURAL LIGHTING


The Classic LED Post Top Lantern blends traditional design with modern LED and optical technology. The Classic is able to provide illumination at (70) seventy percent energy savings compared to previous technology. The Classic LED is also virtually maintenance free with the LEDs lasting up to 483,000 hours and beyond.

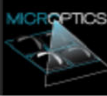
The Classic is Dark Sky Friendly and features a full cutoff optical reflector system. Micro Optics—recessed within the fixture's surface and can distribute light up to five times the mounting height, creating powerful uniformity. The Classic LED provides uniform illumination with up to four to five mounting heights. The optical system is completely concealed inside the fixture top eliminating glare. The Classic is available in 3000, 4000 and 5000 Kelvin and is available from 18-71 watts. The Classic LED Series is the perfect luminaire for traditional American neighborhoods.

The standard Classic LED comes with flat glass lens in the top of the fixture with open sides. Opal, Frosted, and Clear side lenses can be ordered as options.



\*Standard Clear Top Lens





**MICRO OPTIC SYSTEM**

Our new cell-enclosed, Micro Optic silicone modules produce high clarity and outstanding performance.

**LED WATTAGE CHART**

	16L	32L
350 millampc	18w	-
530 millampc	28w	-
700 millampc	36w	71w
1050 millampc	56w	-

Project Name:

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Color	Mounting	Options
Classic 1 (CLA-1)	Type 2 (T2)	16 (16L)	350 (35) <small>*16L Only</small>	3000K (30K)	120-277 (UNV)	Bronze (BRZ)	Post Top Over 2-3/8 OD (T2R)	Marine Grade Finish (MGF) Photocell (PC)
	Type 3 (T3)	32 (32L)	530 (53)	4000K (40K)		White (WHT)	Post Top Over 3 OD (T3R)	<small>*Universal Voltage 120-277</small> Photocell + Receptacle (PCR)
	Type 4 (T4)		700 (7) <small>*16L Only</small>	5000K (50K)		Silver (SVR)	Arm Mount (AM)	Receptacle + Shortening Cap (PER)
	Type 5 (T5)		1050 (1) <small>*16L Only</small>			Hunter Green (HGN)	<small>*For use with Decorative Arms</small> Pendant Mount (Comes with 1/2" Coupling)	NEMA 7 Pin Receptacle + Shortening Cap (7PIN)
						Black (BLK)		Surge Protector (10K) House Side Shield (HSS)
						Graphite (GPH)	1' (PM1) 2' (PM2) 3' (PM3) 4' (PM4) 5' (PM5)	Opal Side Lens (OSL) Clear Side Lens (CSL) Frosted Side Lens (FSL) Terminal Block (TB) Toolless Entry (TE)
						Grey (GRY)		
						Custom (CS)		

154



**The photo below is a similar look at what the Classic 1 fixture would look like installed in the walkways from the parking lots to between the buildings.**





**This is the NLS Radian Bollard that we recommend as an option to getting better light levels throughout the walkways on the property. We would need to get confirmation that power would be able to be provided before we start specifying locations for them. These are priced at approximately \$635 per bollard. The next page is a glimpse at what it would possibly look like with these installed in the walkways between buildings. Another route that could be specified would be a solar bollard. If this is something that would interest you, options can be looked into.**

**NLS LIGHTING** **RADIAN BOLLARD**  
 BOLLARD + LANDSCAPE LIGHTING

The Radian Bollard is a fusion of contemporary design and state of the art lighting technology. The performance of this bollard produces a smooth uniform light pattern at a broad angle at extremely efficient low wattages.

The Radian is available in 3000, 4000 or 5000 Kelvin temperatures to blend with any residential, retail, or pathway environment. The lens is standard clear with Paracline Optic.



**STAR POWER OPTICAL SYSTEM**

The Star Power reflector is an excellent system which provides great value and performance.

**LED WATTAGE CHART**

16L	
350 milliamps	17w
630 milliamps	26w
700 milliamps	35w

Project Name: \_\_\_\_\_ Type: \_\_\_\_\_

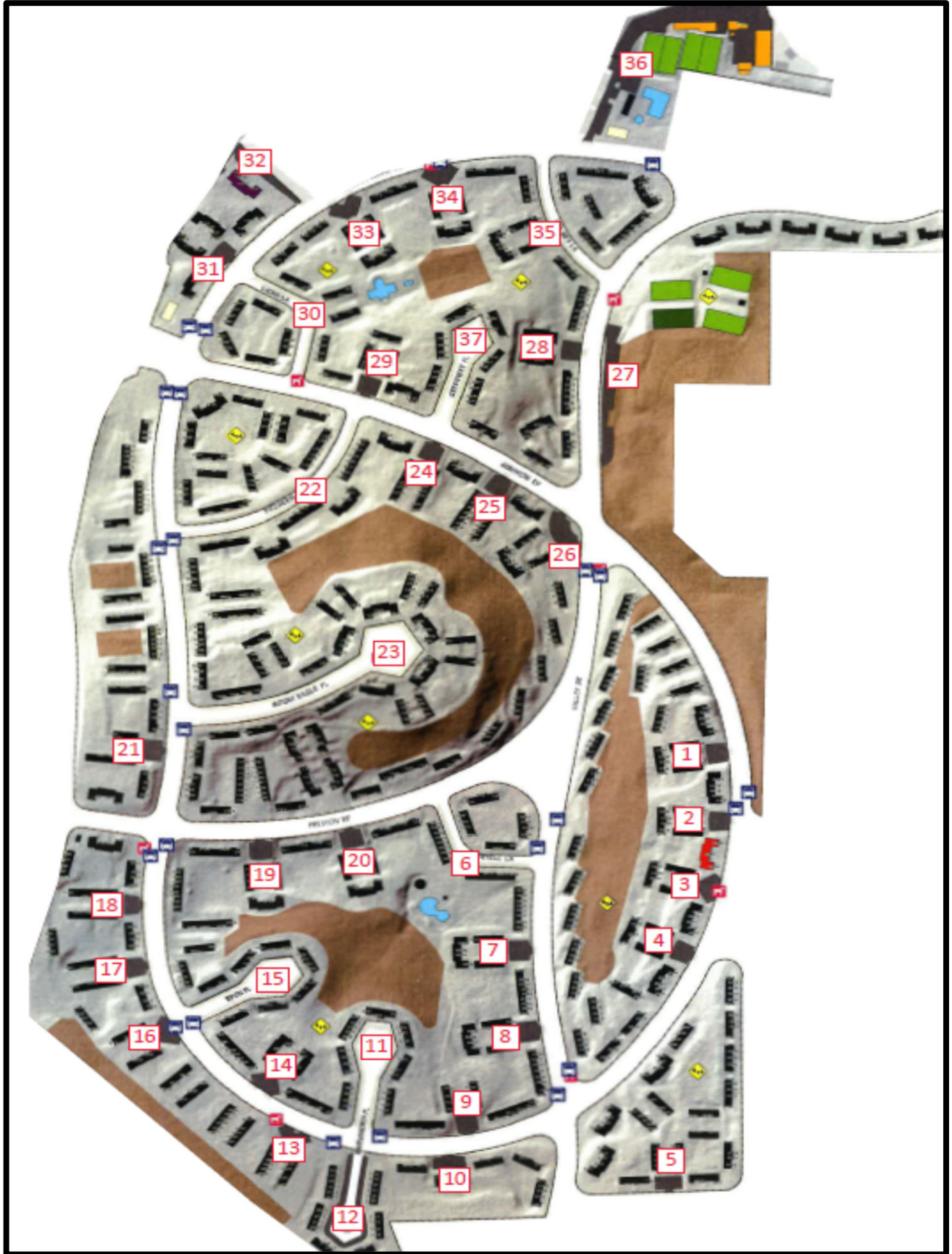
Cat #	Length	Shaft Dim	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Shields	Options
Radian (RDN)	20" (2)	6" Round (6R)	Type 3 (T3)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Anchor Base (AB)	Bronze (BRZ)	House Side Shield (HSS)	Photocell (PC)
	30" (3)		Type 5 (T5)		530 (53)	4000K (40K)	347-480 (HV)		White (WHT)		*Universal Voltage 120-277
	40" (4)				700 (7)	5000K (50K)			Silver (SVR)		Dimming Ballast (DB)
									Hunter Green (HGN)		Surge Protector (10K)
								Black (BLK)		Marine Grade Finish (MGF)	
								Graphite (GPH)		Vandal Resistant Base (VRB)	
								Grey (GRY)			
								Custom (CS)			

**The photo below is a look at what the Radian bollard would look like installed in the walkways from the parking lots to between the buildings.**

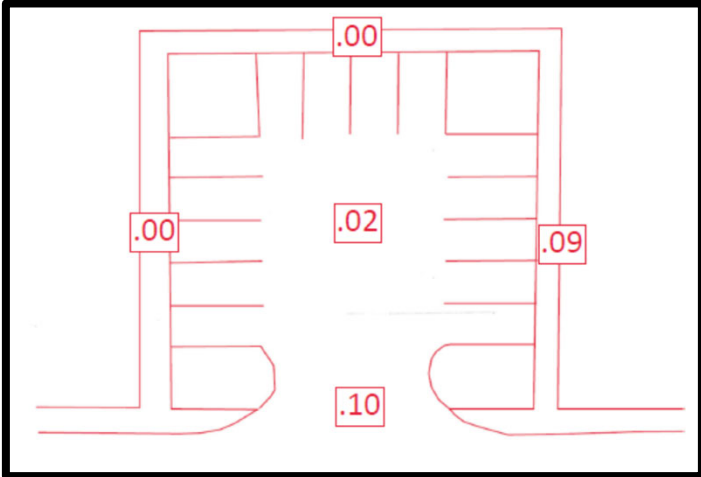




# Site Map: Parkfairfax- Alexandria, VA



### Parking Area # 1

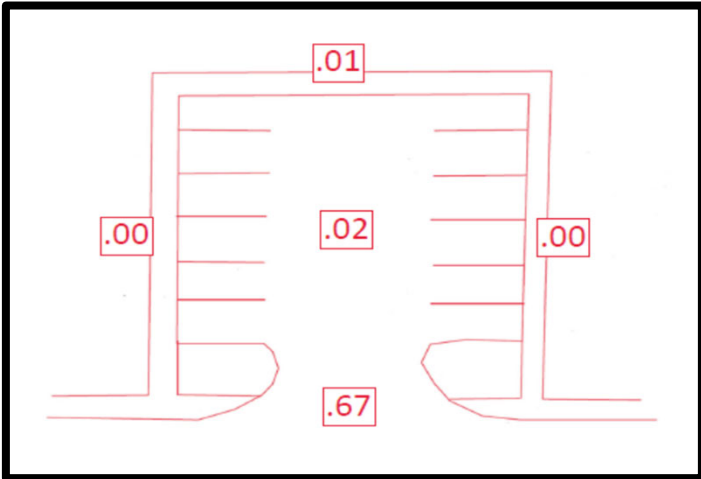


Footcandle Readings Found



Night Photo

### Parking Area # 2

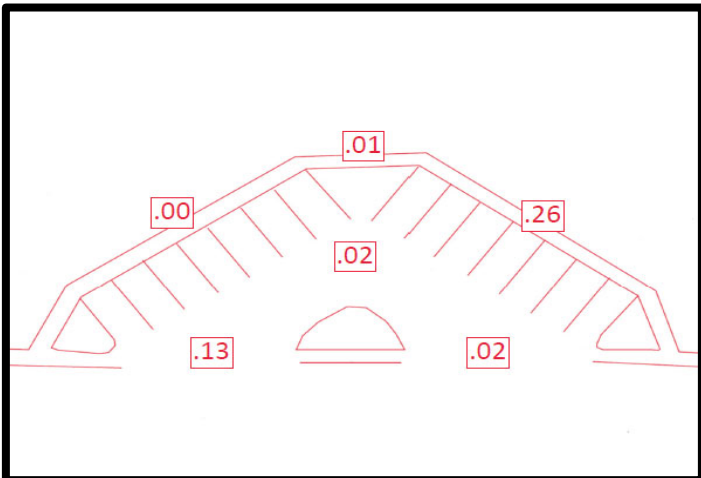


Footcandle Readings Found

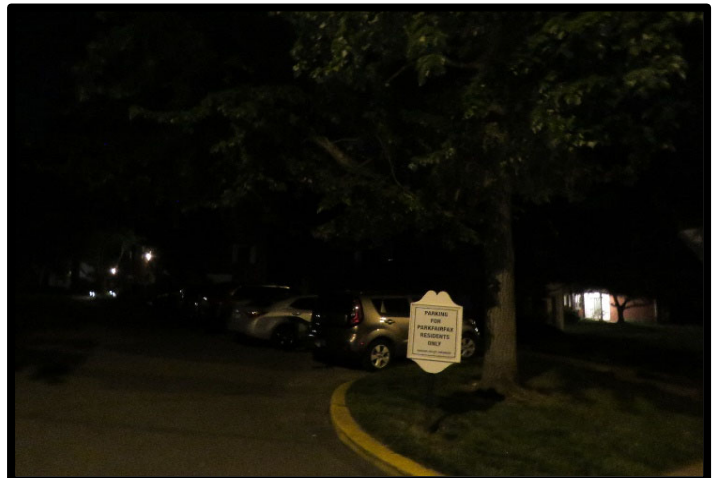


Night Photo

### Parking Area # 3

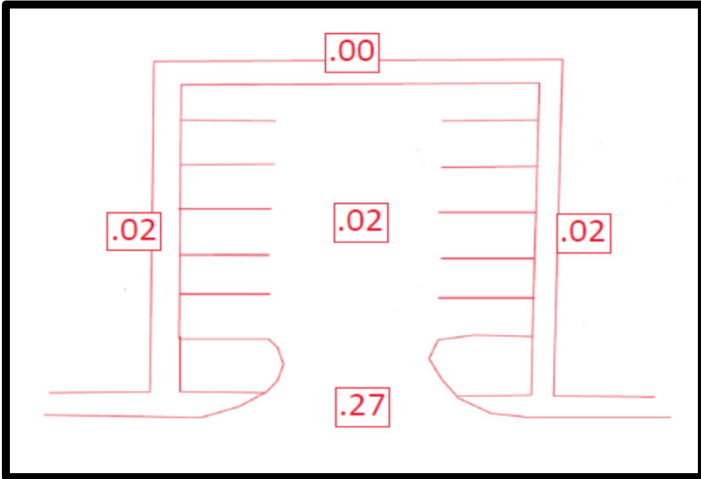


Footcandle Readings Found



Night Photo

### Parking Area # 4

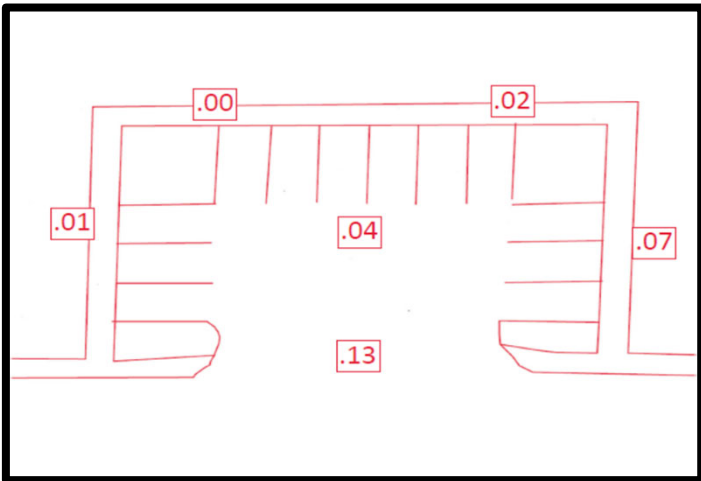


Footcandle Readings Found



Night Photo

### Parking Area # 5

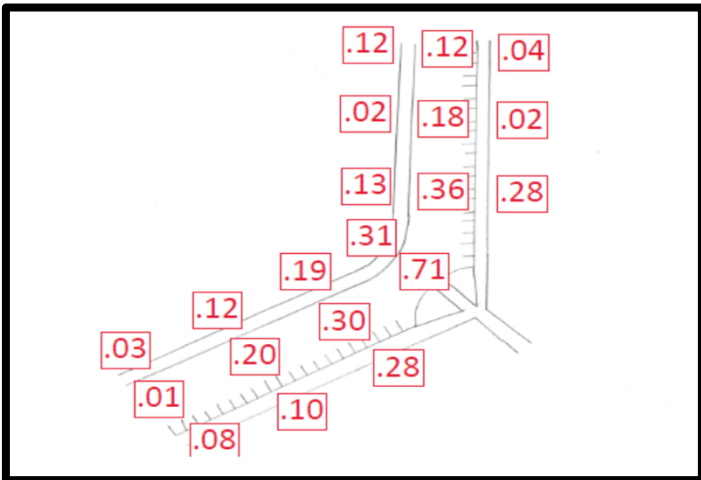


Footcandle Readings Found



Night Photo

### Parking Area # 6



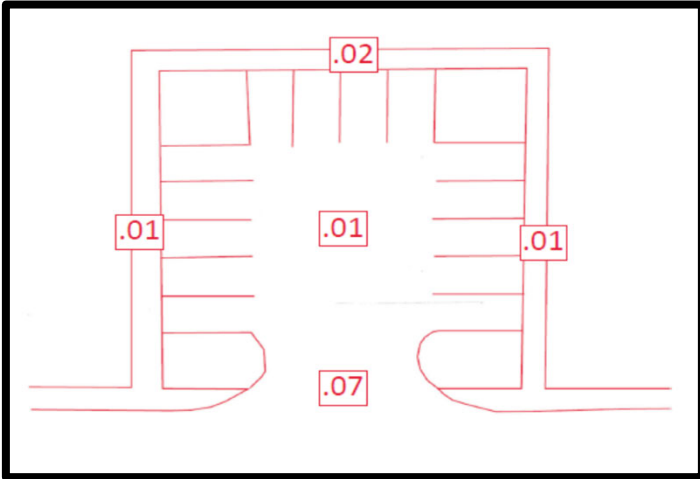
Footcandle Readings Found



Night Photo



### Parking Area # 7

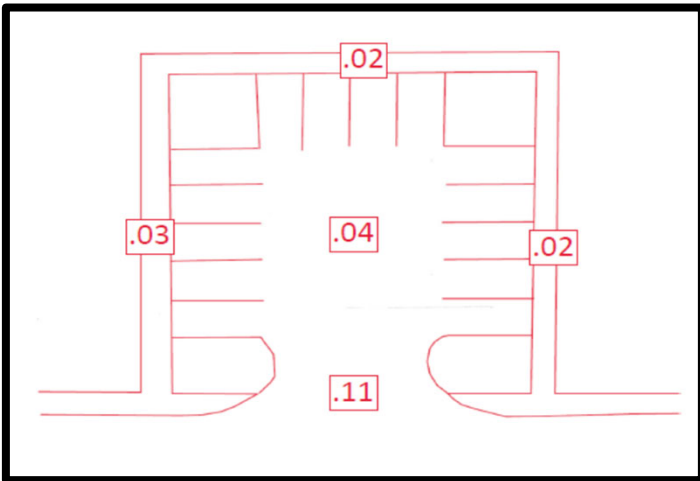


Footcandle Readings Found

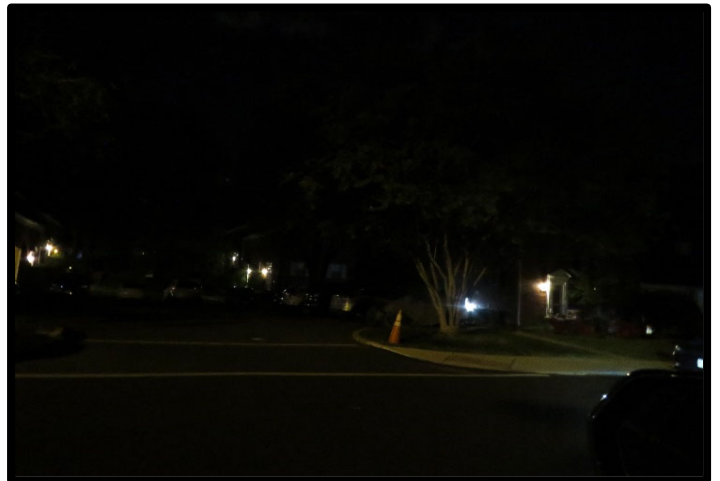


Night Photo

### Parking Area # 8

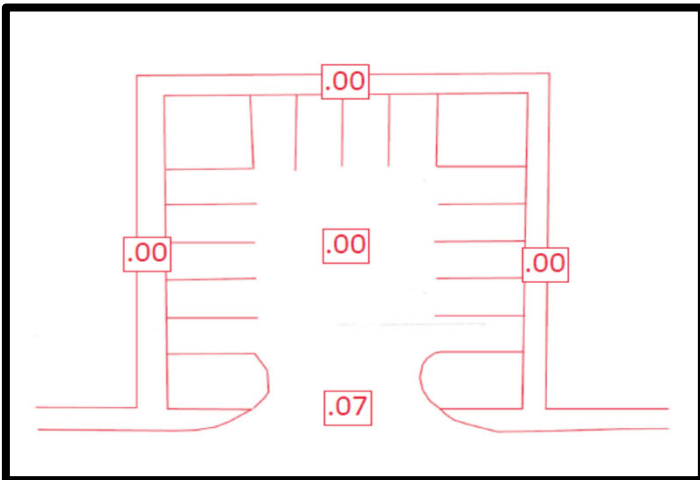


Footcandle Readings Found

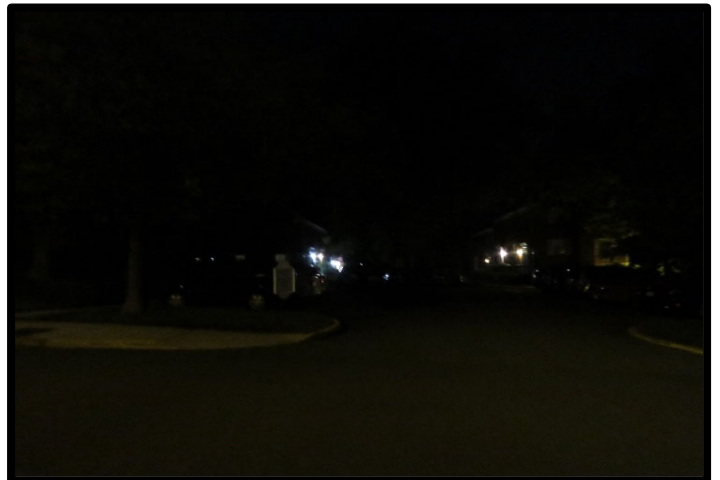


Night Photo

### Parking Area # 9

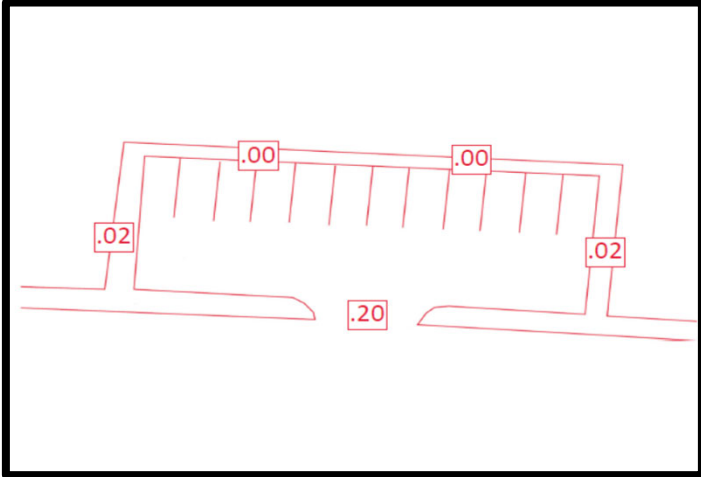


Footcandle Readings Found



Night Photo

### Parking Area # 10

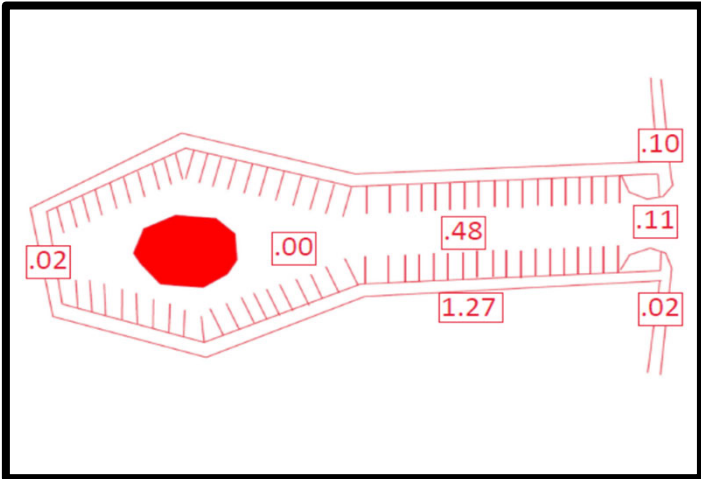


Footcandle Readings Found



Night Photo

### Parking Area # 11

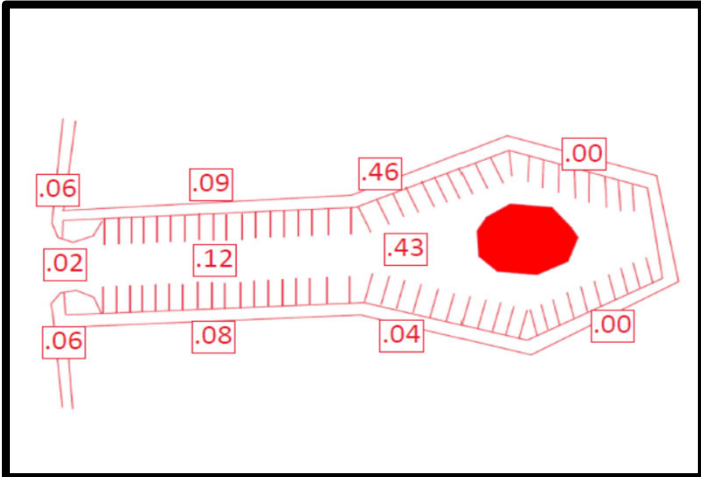


Footcandle Readings Found



Night Photo

### Parking Area # 12

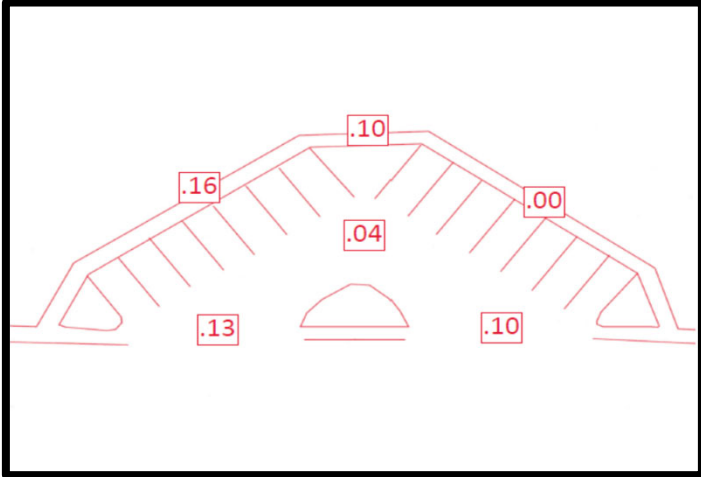


Footcandle Readings Found



Night Photo

### Parking Area # 13

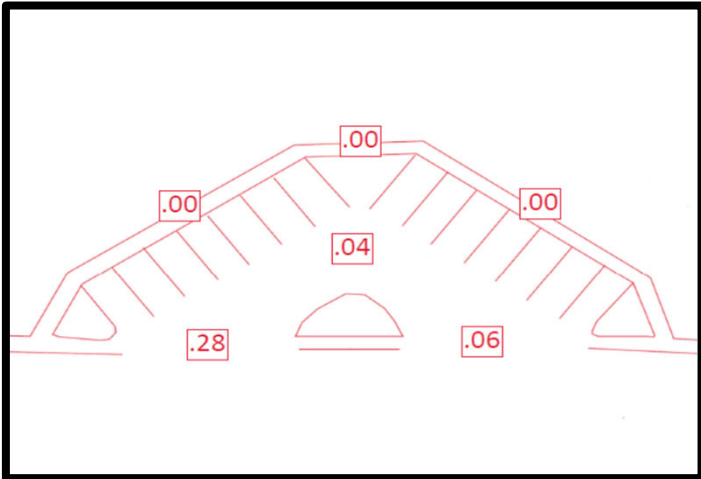


Footcandle Readings Found



Night Photo

### Parking Area # 14

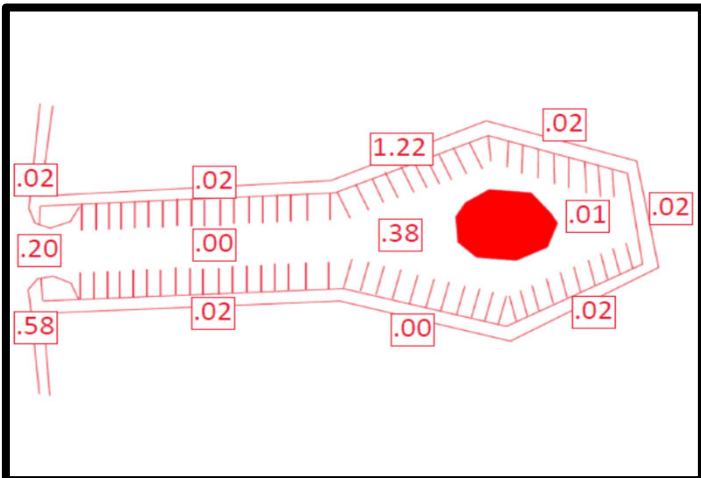


Footcandle Readings Found



Night Photo

### Parking Area # 15



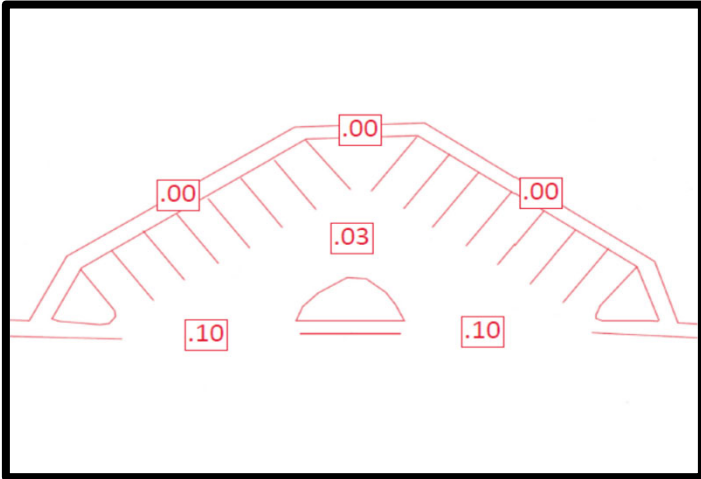
Footcandle Readings Found



Night Photo



### Parking Area # 16

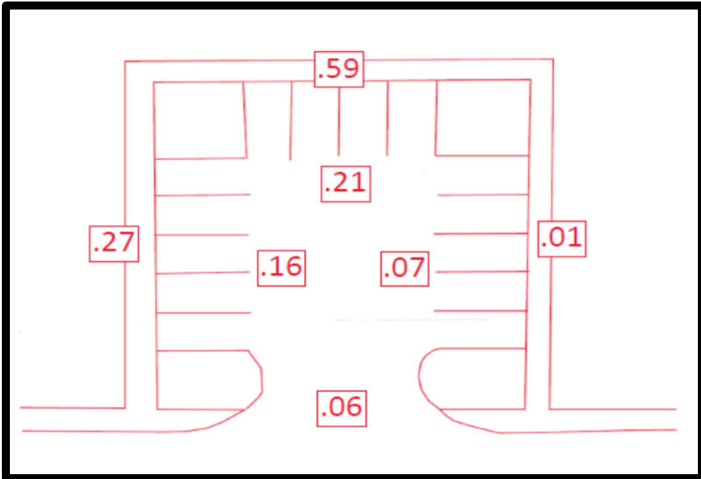


Footcandle Readings Found



Night Photo

### Parking Area # 17

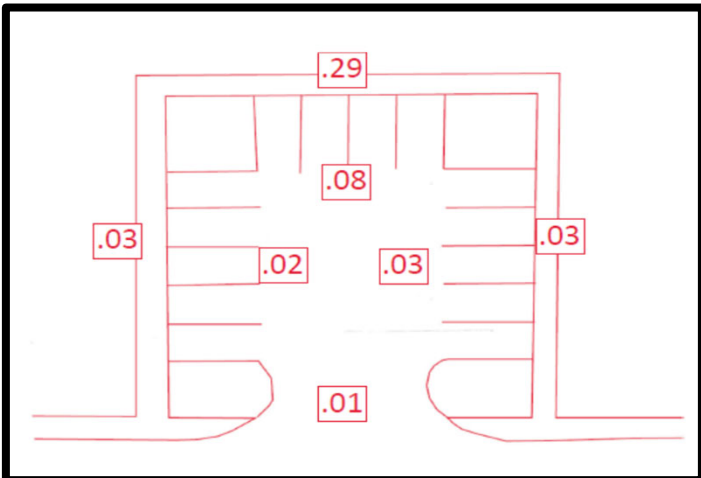


Footcandle Readings Found



Night Photo

### Parking Area # 18

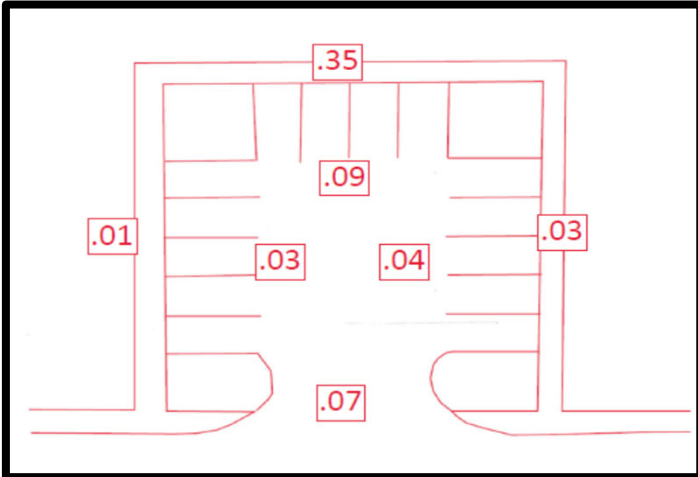


Footcandle Readings Found



Night Photo

### Parking Area # 19

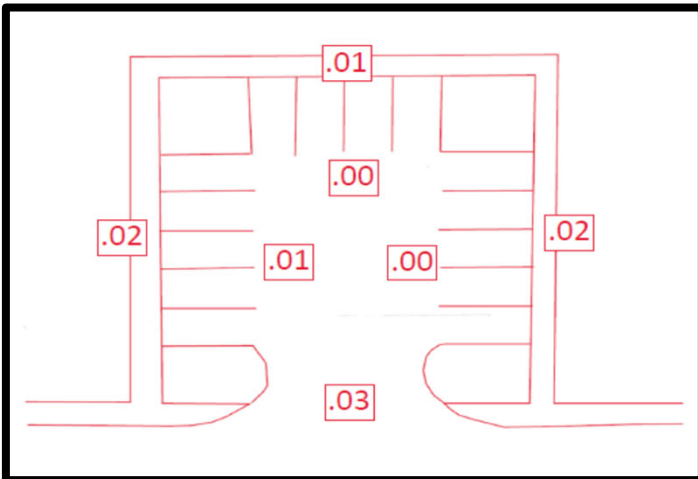


Footcandle Readings Found



Night Photo

### Parking Area # 20

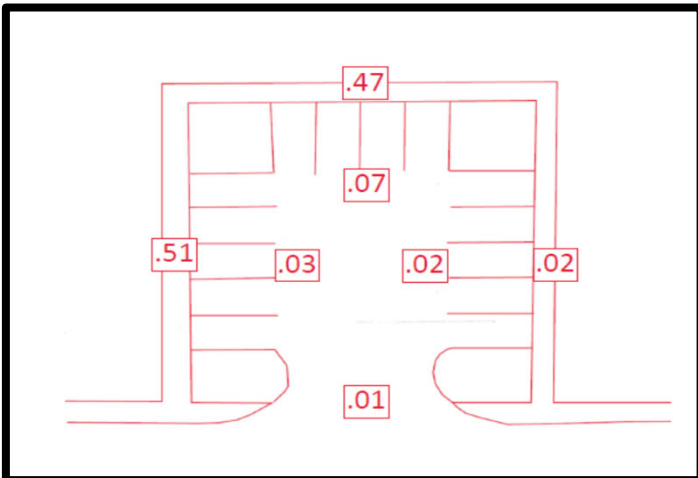


Footcandle Readings Found

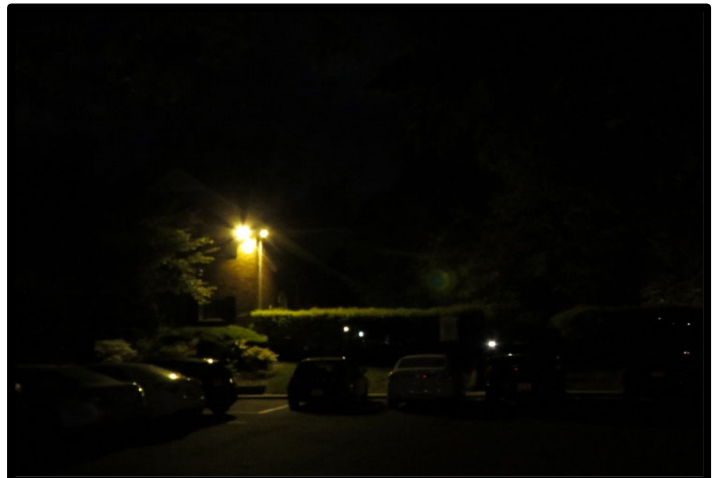


Night Photo

### Parking Area # 21

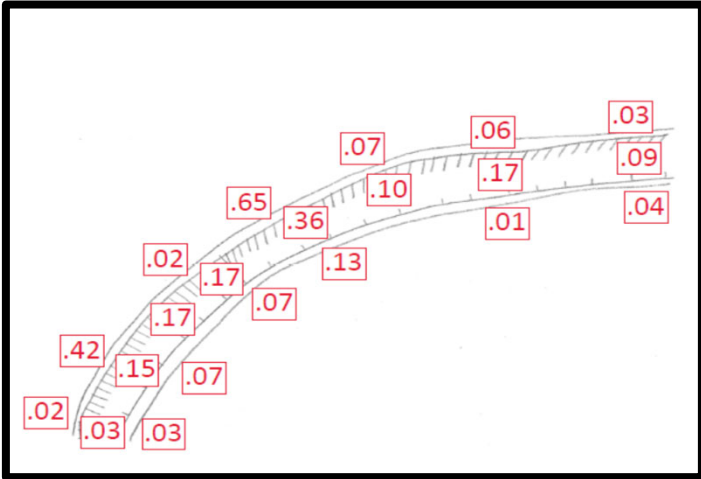


Footcandle Readings Found



Night Photo

### Parking Area # 22

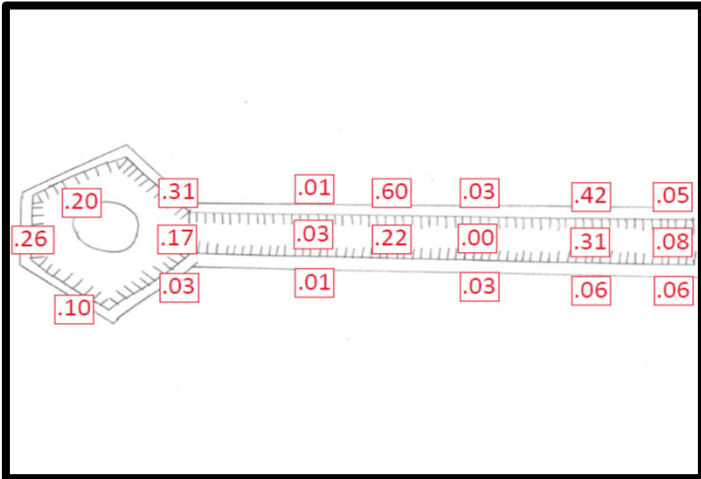


Footcandle Readings Found



Night Photo

### Parking Area # 23

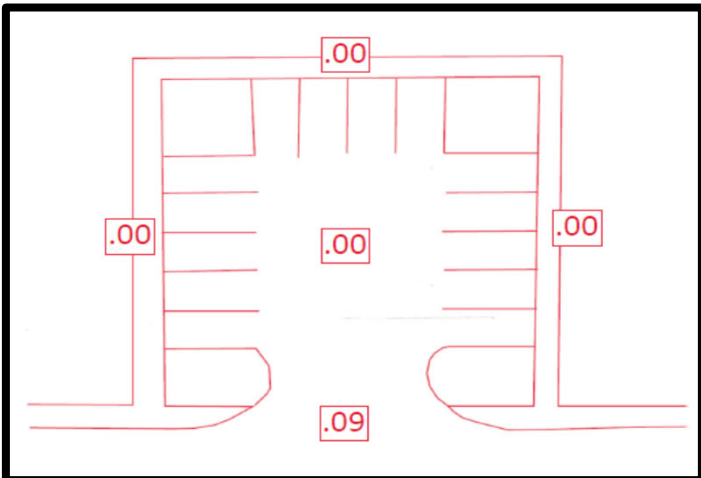


Footcandle Readings Found



Night Photo

### Parking Area # 24

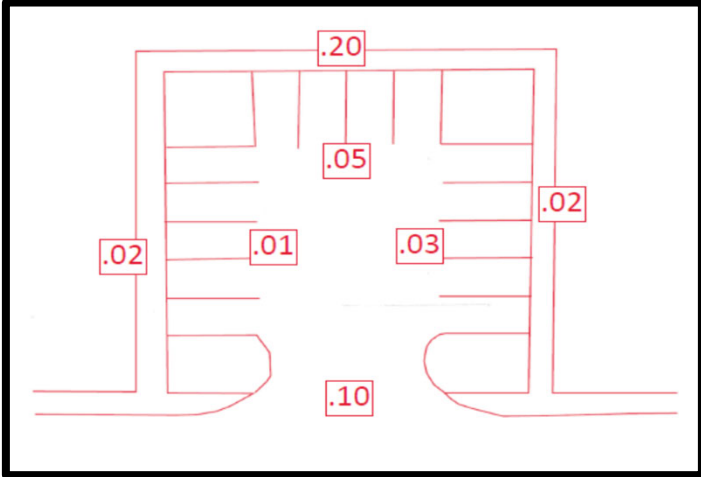


Footcandle Readings Found



Night Photo

Parking Area # 25

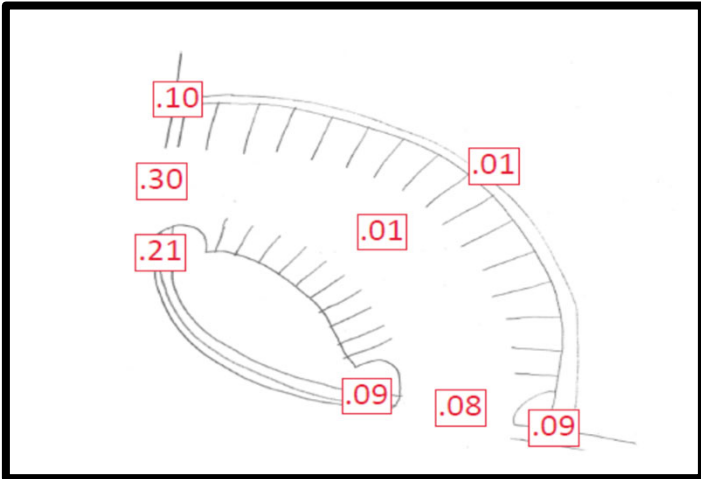


Footcandle Readings Found



Night Photo

Parking Area # 26

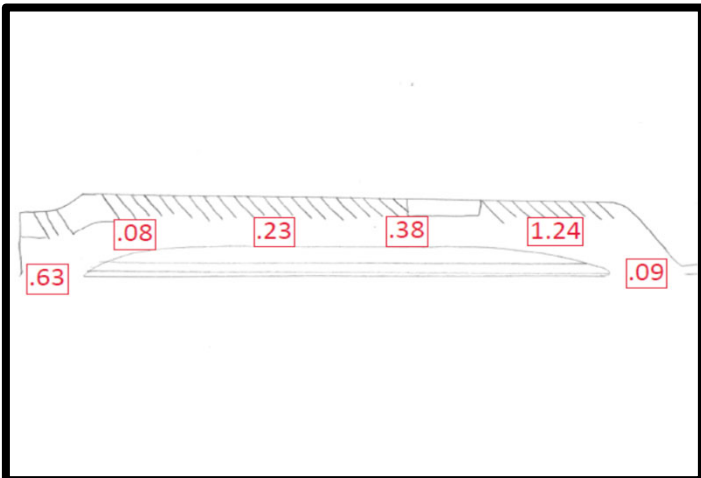


Footcandle Readings Found



Night Photo

Parking Area # 27

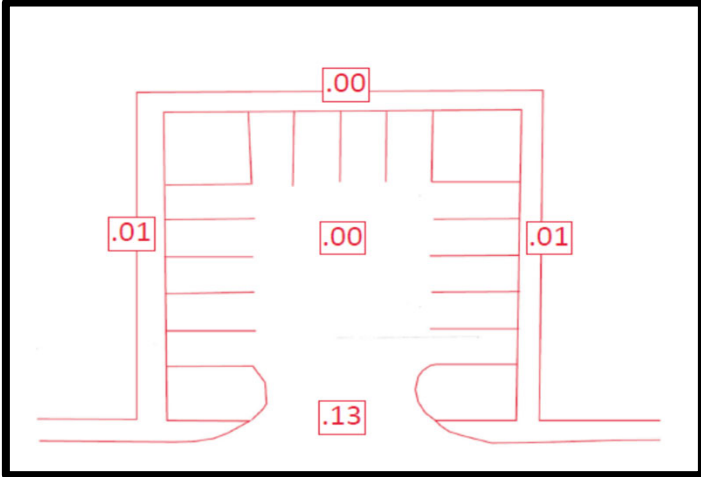


Footcandle Readings Found

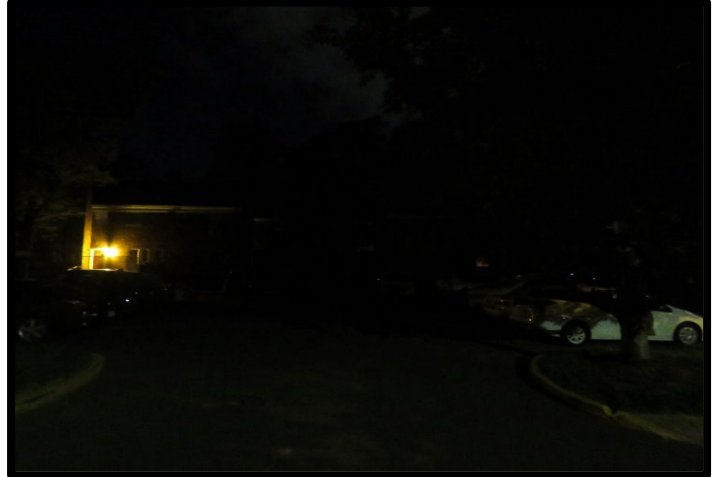


Night Photo

### Parking Area # 28

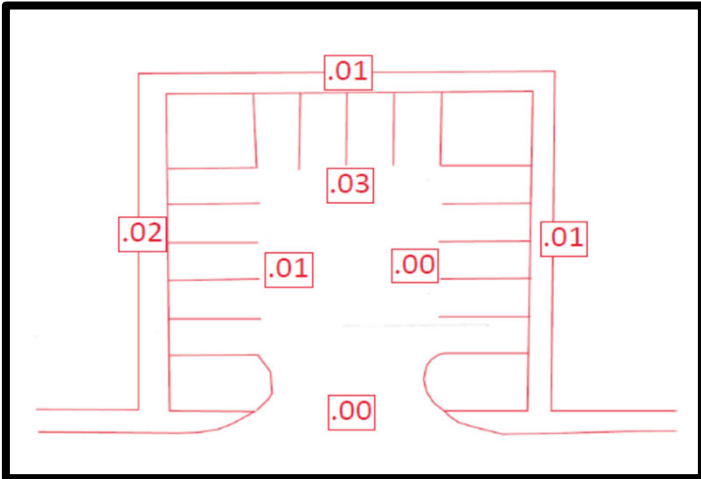


Footcandle Readings Found



Night Photo

### Parking Area # 29

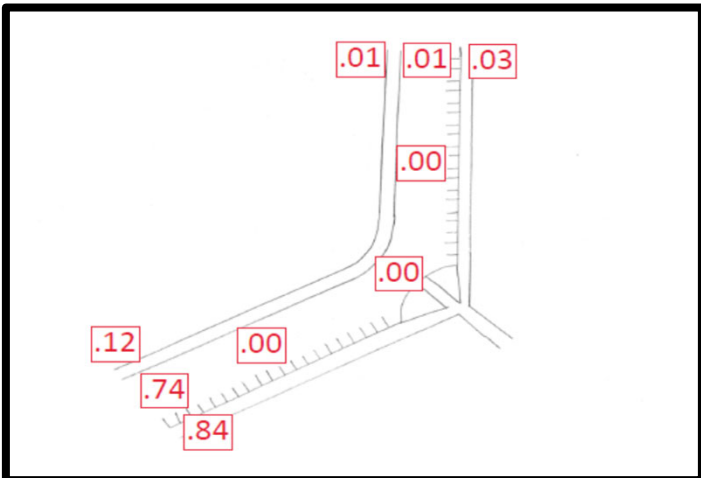


Footcandle Readings Found



Night Photo

### Parking Area # 30



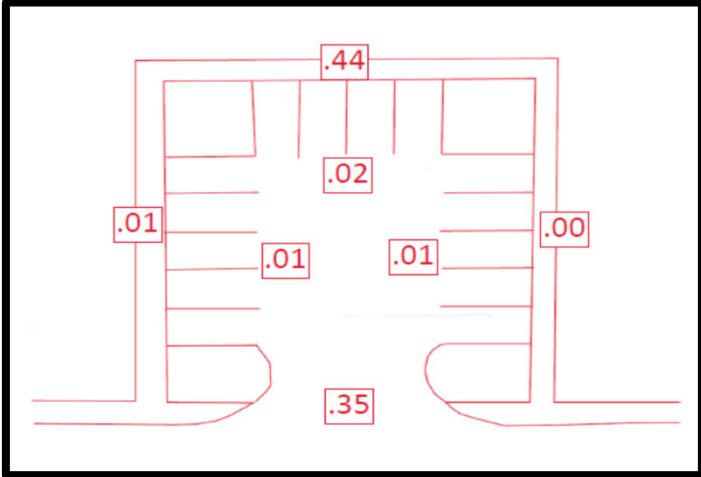
Footcandle Readings Found



Night Photo



### Parking Area # 31

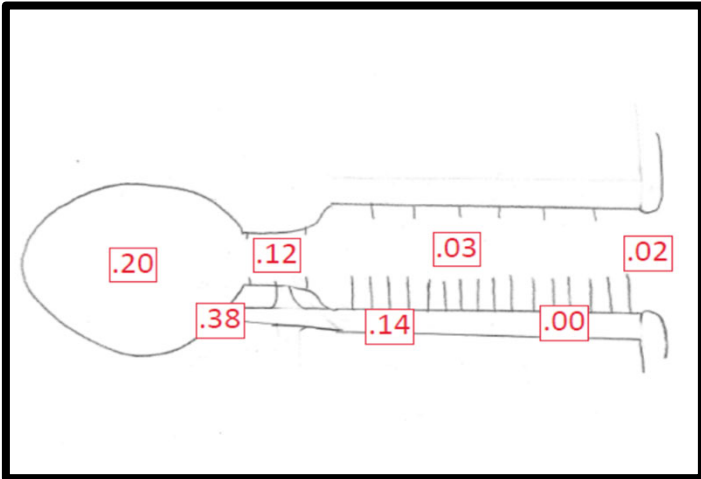


Footcandle Readings Found



Night Photo

### Parking Area # 32

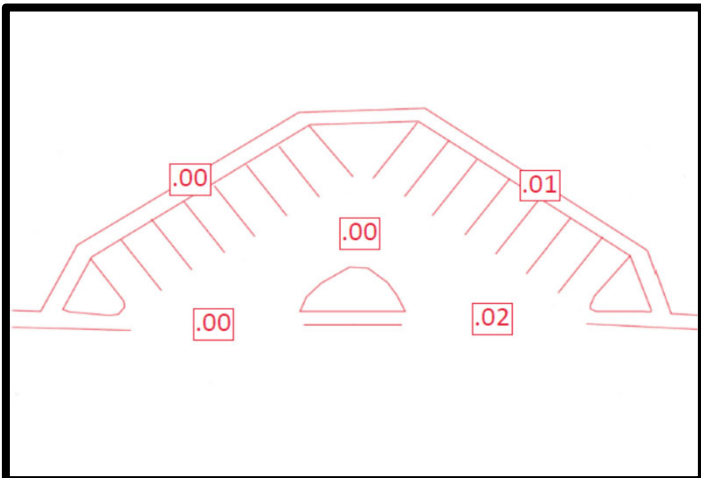


Footcandle Readings Found



Night Photo

### Parking Area # 33

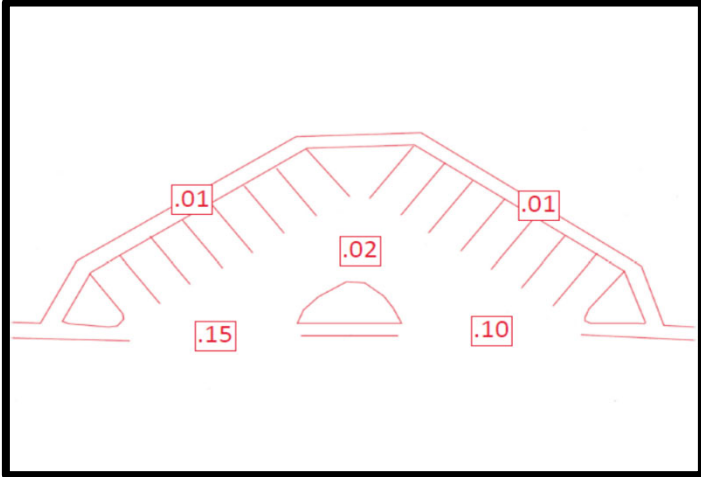


Footcandle Readings Found



Night Photo

### Parking Area # 34

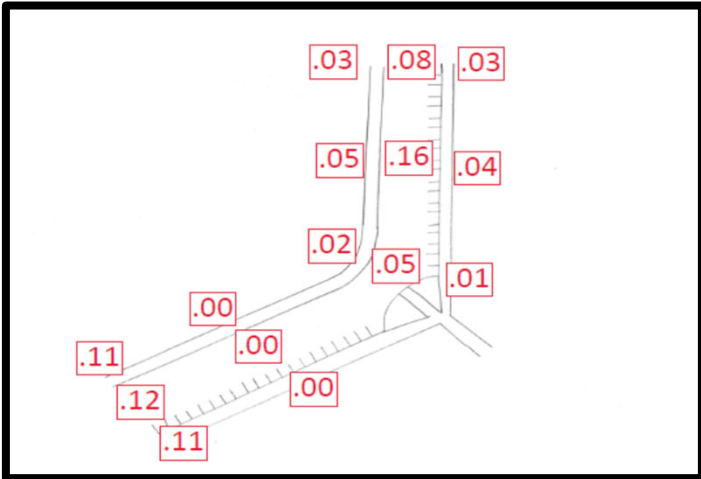


Footcandle Readings Found



Night Photo

### Parking Area # 35

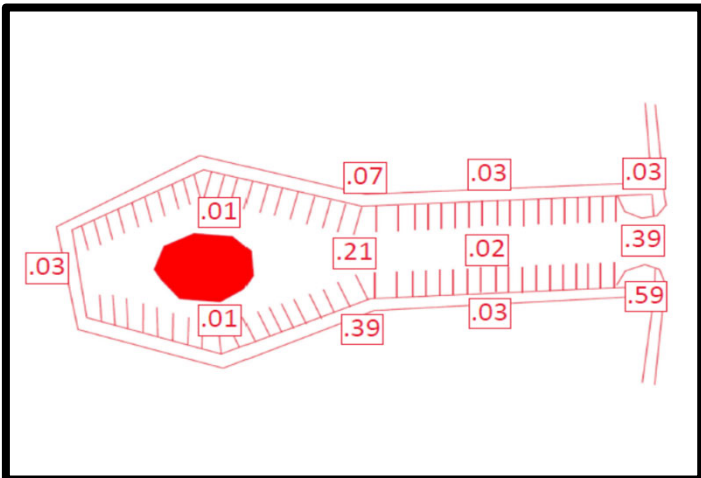


Footcandle Readings Found



Night Photo

### Parking Area # 37



Footcandle Readings Found



Night Photo

Parking Area # 36



Footcandle Readings Found



Night Photo