

# **Committee Reports**

## A&PB Committee Report

April 11, 2025

The A&PB held their monthly on Wednesday, April 9, 2025. In attendance were Valerie Hassett (Zoom), Gary Hucka (Chair), Paula Martori, Alexandra Swan, Ann Wheaton, Kate Mann and Scott Mulrooney (Board Liaison).

### **Laundry Room Doors:**

This agenda item discussed the following:

Use groups that are conducted in the Laundry/Unit Owner Storage Rooms which may also contain bike storage racks.

See the following for a detailed discussion of the Use Groups in the IBC. The Use Groups that apply to the Laundry/Storage Rooms are:

Use Groups:

- Business Group B (Laundry)
- Storage Group S-1 (Storage)

For a detailed discussion of the Use Groups click on the link below:

<https://codes.iccsafe.org/content/IBC2021P1/chapter-3-occupancy-classification-and-use>

**The exterior wall is at least a 2hr rate wall. Doors through 2hr rated walls are required to be 1 ½ hr rated doors.**

For a detailed discussion of the wall and door requirements click on the link below:

<https://codes.iccsafe.org/content/IBC2024P1/chapter-6-types-of-construction>

### **Ludowici Roof Color Recommendation:**

After a significant amount of discussion the recommended color for the first building is:

**Forest Green**

Meeting adjourned at 8:45 PM.

## **Building & Utilities Committee Monthly Meeting Report**

**Wednesday, April 9, 2025 Via Zoom**

**Attendees:** Scott Knudsen, Heather Rogers, Erik Fessler, Mark Burkhardt

### **Agenda**

1. Update on first Bike & E-bike Subcommittee Meeting held on April 1
2. Extra Bike Rack Installations in Complete  
(Bldgs 107, 208, 511, 535, and 707)
3. Bike Storage Survey Volunteer/s
4. Dog Washing Facility Research Volunteer
5. Capital Improvement Fund Survey to Go Live April 25
6. Quick WaterWise Update

### **Meeting Summary**

**Subcommittee:** Erik Fessler, chair of the Bike & E-bike Subcommittee gave a brief summary of the group's first meeting on April 1. Subcommittee will be gathering information related to safe charging. Several members volunteered to contact their home owner insurance carriers to ask about e-bike coverage.

**Bike Storage:** Extra bike racks approved by the board have been installed. Will work to get volunteers to re-survey bike storage in laundry rooms and decommissioned laundry rooms to update assessment on bike storage needs.

**Dog Washing Facility:** Began general discussion on the possibility of establishing a dog washing facility in at least one decommissioned laundry rooms. Looking to results of planned Capital Improvement Resident Survey to inform interest in this type of amenity.

**WaterWise Update:** Efforts continue to develop water meter monitoring capability as well as improve reporting capability for overall WaterWise program. As of 3/28 there were 28 free plumbing inspections requested and 20 were completed; 28 toilet tune-ups completed; 12 old water-guzzling toilets replaced with water-efficient models; a number of leaking water faucets were either repaired or replaced. Reports from management will need more detail to get a better understanding of what has been done. Some vacant plumbing positions when program started has hampered its implementation.

# **Parkfairfax Condominium**

## **Communications Committee**

### **Meeting Minutes**

03/27/25

#### **Attendees**

- Mark Lamont, Debra Derickson, Diana Buttram, Katie Del Rosario, Mike Rothenberg (Board Liaison)

#### **Discussion**

- Committee discussed Website Content Review Proposed project task list developed by Diana
- Discussion of purging accounts on website and distinguishing between renters/owners
  - if you update your email on the website it doesn't automatically notify the office
  - We need to put more directions on the website publicly for how people update their accounts if they need to change their email, etc.
- Waiting on proposals from FixRunner.com or WPbeginner.com; Freshy proposal all in
- Email service is project 1A for the future (roughly 15,000 emails sent monthly when averaged)

#### **Action Items**

- Everyone
  - Review the website content review project task list and make any suggested comments/edits in the document (either in the google drive or email Diana) → do it by April 18.
- Katie
  - Look at welcome videos and access
- Debra
  - To look for Parkfairfax video files that she originally created for website
- Mark
  - will reach out to Robin to follow-up on AI video email
- Mike
  - Will talk communicate with board/board liaisons to ask their committees to review their pages on the website
  - Will follow-up with Dana to create a shared Google drive for the committee

**Parkfairfax Covenants Committee**  
**Report to the Board of Directors**  
February 13, 2025 – 7:00p

**Attendees:**

<b>Participant</b>	<b>Role</b>	<b>Present/Not Present</b>
Eric Keber	Committee Chair	Present
Anita Van Breda	Committee Vice Chair	Present
Kristine Miller	Committee Member	Not Present
Angel Rivera	Committee Member	Present
Whitney Mitchell	Committee Member	Present
Scott Buchanan	Board Liaison	Present
Dana Cross	Assistant General Manager	Present

**Applications Considered**

<b>Non-Routine Change</b>	<b>Address</b>	<b>Action Taken</b>	<b>Comments</b>
Patio	3424 Gunston Road	Approved	The applicants are proposing to do the work themselves, but might engage a contractor. The application was approved with the stipulation that if any contractor is involved that its information is provided to the office and if there are any significant changes to the plan after consultation with a contractor that a new application be submitted.
HVAC	3729 Gunston Road	Approved	No Comment
Planting	1403 Martha Custis Drive	Denied	The applicant decided to plant different plants than the ones in the application and will resubmit an application with the new plants.

**Other Matters**

Board Liaison Scott Buchanan reported that the A&PB looked at revisions to the rear patio and deck specifications dealing with raised planter beds. A&PB has drafted language for the Board to consider, which the Covenants Committee can revenue. In addition, he relayed that the Board will continue to consider the issue of more active enforcement of covenants by Parkfairfax staff.

The meeting was adjourned at 7:38p.

# Parkfairfax Condominium Landscape Committee Report April 2025

The committee has been working on a Gardens in the Park set of events for June (a flyer follows this report and will include):

- Saturday June 7 - Landscape Cafe event at the Parkfairfax Office
- Saturday June 14 - Mimosas under the mimosa tree to draw attention to the importance of recognizing invasives in our midst.
- Saturday June 21 - Tree Walk will be led by Scott K and Rochelle Levy, a recent tree steward graduate. The walk begins at the office.
- Saturday June 28 - The Turtle walk will be led by Robin. Starting point TBD. Begins at 9.

The committee will be discussing the Davy tree survey and our “untree walk” for tree placement on May 24 in the Parkfairfax Board Room

The February treatment of Tree of Heaven, an invasive plant species which is a well known host to Spotted Lantern Fly is showing positive results on the large trees. For additional information on why this is important to our community - please visit <https://tinyurl.com/spottedflyva>

The Committee is working toward better communications with Management and community specifically on trees being planted and removed. We are hoping that starting to get better lines of communication will enhance the efforts of the new Landscape Management position, once the position is filled.



Parkfairfax Landscape Committee

# Gardens in the Park

A month of events and activities for residents to connect with nature and celebrate the vibrant community of Parkfairfax.

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## June 7 - Landscape Cafe in the Community Room

*Visit us at the Parkfairfax Community Room to take a break, meet neighbors and learn more about gardens and plants in Parkfairfax*

## June 14 - Mimosas at the Mimosa

Enjoy a refreshing mimosa (or two!) while learning about the impact of invasive plants on our local ecosystem, including the mimosa tree itself.

## June 21 - Parkfairfax Tree Walk

Learn about native and non-native trees that shape our green spaces—from towering oaks and graceful maples to lesser-known species with fascinating histories.

## June 28 - Turtle Walk

This fun and relaxed walk is all about celebrating the unique personality of Parkfairfax. Along the route, we'll highlight interesting tree species and discuss their importance to our environment.



welcome  
Spring

## **Recreation Committee Report**

April 16, 2025

The Recreation Committee met at 7pm on April 7, 2025, via Zoom.

### **Members:**

Lisa Harger, Chair  
Bob Brown (absent)  
Cindy Engelhart  
Paul Friedman (absent)  
Neel Lassetter  
Karen Terry (absent)  
Michelle Wagner

### **Guests:**

Caitlin Counihan  
Elizabeth Owen

### **Liaison:**

Jim Wicker

### **Discussion:**

#### **1. Residents Forum**

Elizabeth Owen stated that she was attending the meeting to learn about the pool – specifically, whether or not the season was being extended into September.

#### **2. Report from Liaison**

Jim shared recent news from the Board.

#### **3. Pool**

Lisa Harger shared that she would be circulating revised pool rules and a newsletter article for comments from the Committee.

#### **4. Movie Night**

Neel Lassiter volunteered to work with Paul on Movie Night. They're going to select ten movies. The Committee will narrow it down and then we may have a community-wide vote. Lisa Harger is going to request volunteers for the event itself.

#### **5. Dog Exercise Areas**

Caitlin Counihan shared the presentation she has been working on. The Committee provided feedback on two suggested locations. There was also discussion of visiting the locations.