

DISCUSSION ITEM

Building 950 Repairs

From: [Scott Mulrooney](#)
To: gvogt@comcast.net; [Board of Directors - Management \(NEW\)](#)
Cc: [Francisco Foschi](#); [Alonzo Alexander](#); [Claire Eberwein](#); [Greg Vogt](#); [Dana Cross](#)
Subject: Re: Destructive Tree Event of February 16, 2025 at 1647 Preston Road
Date: Wednesday, April 16, 2025 11:14:58 AM

Dear Greg and Claire -

Thanks for your detailed & thorough email from yesterday morning. We appreciate you taking the time to compile this information and share it with us. I am responding on behalf of the BOD. I have also added Dana to the cc: list since Francisco is out of town.

We fully understand and share your frustration. Repair, reconstruction, renovation, and/or restoration is always complex & disruptive, especially when several parties or municipalities are involved. And not having a permanent roof over your home for 2 months & counting must be very unsettling.

The BOD voted (via email) on the self-insuring of repairs to your bldg and the selection of both Paul Davis & Katchmark on March 7th. We ratified that vote at our normal mtg on March 19th. I signed those contracts the next day on March 20th.

We know that the city requested additional information/calculations from Walker as part of its permit process, and they have been given that information for a quick turnaround. Walker is working on it, and we expect them to respond by the end of the day.

Finally, we can assure you that the UOA will address all 7 items you mentioned in your email below and expect to meet the mock construction schedule as long as the City provides permits & inspections within the timeline they initially indicated.

Rest assured that management will keep providing periodic updates as things move forward.

I'd like to invite you to our April Board mtg, either in person or via zoom, which will be held a week from today on April 23rd at 7pm. I will add the repair work of your bldg to our agenda under matters for Board Discussion.

-Scott

Get [Outlook for iOS](#)

From: gvogt@comcast.net <gvogt@comcast.net>
Sent: Tuesday, April 15, 2025 11:41 AM
To: Board of Directors - Management (NEW) <boarddirectors-mgmt@parkfairfax.org>
Cc: Francisco Foschi <ffoschi@parkfairfax.org>; Alonzo Alexander <aalexander@parkfairfax.org>; Claire Eberwein <ceberwein4@comcast.net>; Greg Vogt <gvogt@comcast.net>
Subject: Destructive Tree Event of February 16, 2025 at 1647 Preston Road

To: Board of Directors, Parkfairfax Unit Owners Association,

This e-mail references the tree event which severely damaged our roof and punctured into the living space of our home on February 16, 2025. Our original schedule for putting our home on the market was mid-March, 2025. We are currently under contract to purchase a new home elsewhere.

The purpose of this communication is to:

1. bring to your attention the slow and inadequate response by those charged to serve the Board and the Association since the onset of the subject event. This event, which has caused serious damage and destruction to Building 950, called for prompt action, meaning a strategic plan for repairs and replacements, a tight schedule to protect the building and its living spaces, and active repair work. We continue to wait, now with 8 weeks passed.
2. gain a written promise by the Board of Directors that our condominium unit will be fixed properly and returned to its past condition by or prior to May 16, 2025.

For two days following the event, the Association took meaningful and appreciated steps to remove the large tree from the roof, assess damage to the rafters and the electrical system, have Walker engineers do construction drawings, place blue tarps atop the building, and perform initial exterior cleanups. As weeks passed, at the request of the Owners, sturdier protective materials were installed to prevent water damage to the unit under storm and high wind conditions. During those next few weeks, various bidding contractors were invited to the site to allow for measurements and observations prior to submitting bid packages. An initial contractor team tore out large portions of ceiling plaster, exposing the interior of our unit fully to the attic environment including moisture, dust, local critters, and storms. Plastic sheeting was eventually taped to interior walls to create a separate contractor access to the project area, although the Owners again had to intervene as ceilings were torn down prior to the interior being sealed off to protect the Owners from dust and debris. Another 4 weeks has passed and we wait.

After well over a month (please see Attachments) of unsuccessfully requesting a construction schedule, the status of the truss construction, the City building permit, and other information in writing from both the Condo Association and the contractor, Paul Davis, we took action on our own accord yesterday morning. We personally visited the City Permit Department and, at our request and as Owners, we have been added to the communication process with the City to receive information/decisions on the status of the permit. We also requested in person meetings with staff. We are sending photos of the damage and the current condition of our home to the City. We have attached selected photos for your information above.

The City responded by sending the e-mail that follows below. We have found out the following information:

- 1) The permit was filed by a company called Quick Permits, not by Paul Davis, on April 3, 2025. That is more than one full week AFTER the in-person meeting at our home on March 24, 2025 attended by Francisco and Alonzo of Parkfairfax Management staff and Trevor Lewis, Project Manager, and his assistant from Paul Davis. As owners, we requested the March 24 meeting to discuss the continuing delays in getting our roof repaired.

The failure to file the building permit was a matter of detailed discussion at the meeting. As owners with expertise in construction matters, our contention is that the permit could have

been filed months ago, based on the construction drawings by Walker Engineers of the replacement truss design (completed within one week of the tree falling) - filed by either Walker itself, Parkfairfax, or Paul Davis upon hire. This is particularly important since Paul Davis has consistently insinuated that the City permit process was likely to delay repair construction. Paul Davis maintained that all our ceilings had to be removed in order to "do final measurements" prior to filing. While we disagree that measurements could not have been taken in the attic itself, after complete destruction of our second floor, those measurements were taken in March. Again, the permit was not filed until April 3rd.

Although we repeatedly requested this specific information in writing - it was not provided to us or, apparently, to Parkfairfax until April 9th, as can be determined from the e-mail exchanges between us and the Association dated April 9-11 and attached above. We pulled the information and the permit number off the City web site ourselves, which gave us enough information to meet with the City.

2) The City e-mail below indicates that a request for additional information was sent to the permit applicant on April 7. Today, over a week later, the City has received no response from Quick Permits or Paul Davis. This is in complete contrast to an e-mail we received from Francisco on April 7. He quoted Paul Davis as saying "They will notify us of any developments in the permit process." and proposed a two-week time for completion "However, it all depends on how quickly THE CITY responds." (Emphasis added.) This additional delay is unacceptable.

3) Paul Davis was urged to communicate to the City the emergency nature of the repair at the March 24 meeting. Yesterday, we were informed that the City was unaware that the project is for a residence with people living in that residence.

4) More than a month after our initial request to receive a construction schedule from Paul Davis, a "mock" schedule, complete with several "time caveats", was sent to us in an e-mail by Alonzo based on his phone call to Trevor of Paul Davis. Nothing directly in writing from Paul Davis to us (or the Association to my knowledge) was received.

5) After receiving yet another e-mail late yesterday afternoon from Pkffx administration, we have still not received a completion date for the trusses that are (we hope) being built off-site. We received a web site address without any contact information. We have no standing with a company hired by others and strongly object to being asked to again do our own investigation into the most critical element of the repair process - this should be information provided to Pkffx and us by Paul Davis. Or Pkffx should determine this information for itself and share it with us, as we have repeatedly asked them to do.

6) We have consistently raised concerns via e-mail, texts, and phone indicating our concerns over repair project timeliness. The attachments included above share just the most recent of the e-mails, as well as pictures, and a letter from our realtor.

There seems to be no sense of urgency to the roof project, a fact noted to us with concern by more than a few other Pkffx residents. We have been patient with the process of the Association's self-funding the project but given the delays, including outsourcing the trusses rather than building them in place, our insurance company (first notified after the tree event) has again advised us to file a claim directly with the Association's carrier. We are hoping this letter engenders a sense of the urgency we feel and that action is taken to expedite this process

immediately and that such action is communicated to us. The letter in the Attachments by our realty agent underscores this sense of urgency. The lack of factual communication has engendered a feeling of mistrust, not improved by information regarding internet reviews of the principal contractor. We must protect our ability to repair our unit, to market it this spring, and to move to our new home.

While we have received verbal assurances that everything will be restored/100 percent, such assurances need to be backed up in writing for any member of this Association affected by a casualty of this kind. This is particularly true for those with mortgages and home insurance policies involved. We request that the Board take steps as outlined by management to make thorough repairs, replacements, or new installations as needed at 1647 Preston Road for:

1. All impacted framing, attic access, and standard new roofing.
2. All impacted interior walls and ceilings, including new drywall/plaster, paint, and trim work.
3. All impacted floor coverings.
4. Re-installation of any items removed per the construction sequence, including electrical fixtures, window blinds, window and floor moldings, and doors.
5. Restoration of front lawns and bushes lost to the potential of another crane and trucks used to deliver and install trusses and roofing materials.
6. Final cleaning of the interior project spaces and touch-ups, as well as exterior cleanups of all work materials and debris.
7. Final inspections by the Association and by the City of Alexandria (as related to any permits drawn for the work at 1647 Preston Road).

Finally, we ask for your written commitment that the Association intends to meet the “mock” construction schedule of May 16, 2025, for final inspection by the City. While we are prepared to address this issue at a public meeting, we are hopeful that the Board will promptly address the issues and concerns raised in this communication.

Sincerely,

/s/

Claire Eberwein and Greg Vogt
1647 Preston Road

Email from City of Alexandria:

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

From: Sharone Small <sharone.small@alexandriava.gov>

To: "ceberwein4@comcast.net" <ceberwein4@comcast.net>

Cc: Tomieka Nicholson-Gilbert <tomieka.nicholson@alexandriava.gov>, Henry R Hollander <Henry.Hollander@alexandriava.gov>, "gvogt@comcast.net" <gvogt@comcast.net>

Date: 04/14/2025 9:14 AM EDT

Subject: BLDC2025-00221 (1647 PRESTON RD ALEXANDRIA, VA 22302)

Hello,

Thank you for your visit at the Permit Center regarding permit number

BLDC2025-00221. Per our discussion , you are the property owner of 1647 Preston Road which experienced damages from a fallen tree.

An application was submitted to the Permit Center and requires additional information . An email was sent on April 7th to the applicant, requesting the additional information. As requested, I copied the email below:

Hi Lynne, please complete and return the commercial project data form for further processing of this application. Please feel free to contact me should you have any questions or concerns.

Unfortunately , the applicant has not uploaded the additional information as of 4/14/2025.

I understand your frustration and our team is working diligently to move forward with processing, however we require this additional information.

I have included Ms. Tomieka Nicholson and Mr. Henry Hollander to this email to see if they can possibly shed more light to help you, the property owner. If you would like so to speak with your Permit Tech or Plan Reviewer , please reach out to them directly . They are more than happy to assist you.

Additionally, here is the link to the APEX Portal . When creating an account, please use the same email you have provided to me in office today.

https://apexselfservice.alexandriava.gov/EnerGov_Prod/SelfService#/home

Thank you,

Sharone Hall

Permit Center | Permit Tech | Fire Prevention Permits Coordinator FPP

Department of Code Administration

4850 Mark Center Dr, 2nd Fl Suite 2013

Phone: 703-746-4200 Cell: 703-512-6840

www.AlexandriaVA.gov/Permits

https://apexselfservice.alexandriava.gov/EnerGov_Prod/SelfService#/home APEX PERMIT PORTAL

On-site: Monday- Wednesday

Remote: Thursday and Friday