

REPORTS

Committee Reports

Parkfairfax Activities Committee Meeting – MAY 2025

Review/Discussion			
<ul style="list-style-type: none"> Shared dates of Summer Concert Series with the Recreation Committee (so the Coryell Pool can be scheduled to be open until 8PM those evenings) Shared the cancelation of the 2025 Home Tour with the three unit participants and the Landscape Committee 			
Activities Committee Event Dates 2025			
▪	Postponed Spring Saturday, May 3 rd , 2025	New “Destash” event	Discuss strategy to relaunch new event. Possibly have this event in the fall on a Sunday with the craft group. Sunday 10/12? (holiday weekend) or Sunday 10/19?
▪	Postponed Saturday, June 7 th (rain date Sunday, June 8 th) 6-8pm	2025 Home and Patio Tour	Make known to community that this is cancelled? FB and Weekly E-mail Blast?
	Saturday, May 24 12-2PM	Snow Cones at the Martha Custis Pool	K. Elsbury will host. Advertised via both FB pages and Weekly E-Blast
	Saturday, June 21 st	Summer Concert #1	Jameson Green Band
	Saturday, July 19 th	Summer Concert #2	Karl Stoll and the Danger Zone
	Saturday, August 23 rd	Summer Concert #3	Whiskey Before Breakfast
	Saturday, September 6 th 11AM-1PM	Doggie Dip!!!	Lyons Lane Pool
	Saturday, October 18 th	Yard Sale	Andrea will organize and promote.
	Saturday November 8 th	Wine & Cheese	
	Sat Dec 6 th or Sun Dec 7 th	Tree Lighting	Reached out to the Alexandria Choral Society. We are on their “gray list” for those dates. Still waiting for response.
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 June Forum newsletter. 			

A&PB Committee Report

May 16, 2025

The A&PB held their monthly on Wednesday, May 14, 2025, via Zoom. In attendance were Valerie Hassett, Gary Hucka (Chair), Paula Martori, Alexandra Swan, Ann Wheaton, Kate Mann and Scott Mulrooney (Board Liaison). Alonzo Alexander was present for the discussion on the dryer vents.

Dryer Vent Discussion:

After much discussion on the relevant topics were:

The Unit owner has the responsibility to maintain the unit owner installed dryer vent and to maintain the vent cover and remove any lint that accumulates. An article in the Parkfairfax Newsletter would be helpful to remind the unit owner of their responsibility to maintain the dryer vent clear of lint and bird nest so the vent operates as intended.

The typical vent cover now installed doesn't prevent small birds from building nests in the dryer vent duct directly behind the vent cover

The 3 or 4 slat dryer vent cover in the current dryer vent specification is a better option than the single flap vent but isn't 100% effective.

After discussion with Alonzo Alexander, Parkfairfax Maintenance Director, Alonzo is going to trial two vent covers with readily available vent covers which the manufacturer's say are bird proof and appear to work with the typical vent cover found in Parkfairfax. The two vent covers will be installed over the next month. Alonzo will report back on how the trial went at either the June or July APM meeting.

After the trial, Alonzo Alexander, and the A&PB will formulate a recommendation to the Parkfairfax Board of Directors.

Cupola Update:

Recent storms have damaged the lead roofing material on two cupolas. During the repair of the roof of these two cupolas the following will be thought through:

- Replace of the cupola from where the paint wood joins the flashed base to the top with a single unit
- Condition of the 25 cupola that exist in Parkfairfax

Existing Steel Window with Steel Window

The situation with the existing windows that remain in ParkFairfax was started. This item will be moved to future a meeting.

Meeting adjourned at 8:40 PM.

Parkfairfax Condominium

Communications Committee

Meeting Minutes

05/08/25

Attendees

- Mark, Mike, Debra, Katie, Scott

Discussion

- Mike is no longer our board liaison; Scott is our new board liaison
- Gave a brief overview of our current initiatives/activities to Scott
 - updating new resident videos (explored AI options with a resident)
 - exploring getting a new website vendor to provide more support/security
 - exploring email management options (such as mailchimp/constant contact) for the weekly emails
 - hoping to get each committee to work on their website sections (Diana spoke to about this at the last board meeting)
- Debra's water incursion issue;
- It would be nice if we had someone who could summarize the board decisions in an easy to digest way each month
 - in the past board members would write newsletter articles about their pet initiatives/projects that they want to promote
 - can we ask board members to pick that back up that if they want to champion an issue they should write up a short description/article
- We want to develop a template for the committees to work on their sections of the website (to assist in the process)

Action Items

- Start working on new resident video scripts (all as time allows)
- Transfer all the old documents from the committee into the new PFFX google drive (Mark?)
- Scott and Mike will talk to President Scott about installing keyless door entries on the board room and committee room space (please!?)
- Scott will raise to the board that pet projects need a short description drafted to share with the community

Parkfairfax Covenants Committee
Report to the Board of Directors
May 13, 2025 – 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
Elaine Lawler	Board Liaison	Present
Dana Cross	Assistant General Manager	Present

Applications Considered

Non-Routine Change	Address	Action Taken	Comments
Patio	1667 Preston Road	Approved	No Comment
Patio	3501 Martha Custis Drive	Approved	No Comment
Patio	1403 Martha Custis Drive	Approved	No Comment
Planting	3709 Lyons Lane	Approved	No Comment
Arbor	3709 Lyons Lane	Denied	This application was denied because the applicant sought to install an arbor outside the limited common element.
Planting	3718 Lyons Lane	Approved	This application was approved with the stipulation that the applicant add dimensions to the diagram and that a second name be added to the Indemnification Agreement.
Planting	3306 Coryell Lane	Approved	No Comment

Other Matters

The Committee welcomed the new Board Liaison, Elaine Lawler.

The meeting was adjourned at 7:59p.

PARKFAIRFAX FINANCE COMMITTEE MEETING

May 1, 2025

Attendees:	Committee Members:	Greg Drone, Tim Buzby
	Board Members:	Mark Rothenberg, Treasure/ liaison, Dave Bush

The committee welcomed Mark Rothenberg as the new Association Treasurer and committee liaison.

Reviewed the status of the Miller Dodson Reserve Study.

Parkfairfax Condominium

Landscape Committee Report

May, 2025

The Landscape Committee Meeting focused on several key topics, including the discussion of the RFP for a new landscape contractor and the introduction of new requirements emphasizing native plant selection and organic practices. The committee addressed concerns regarding current maintenance practices, including tree damage from mowing and inadequate staffing of the current contractor. The planning for the upcoming Gardens in the Park scheduled for the month of June was highlighted, along with educational initiatives and volunteer opportunities. Additionally, the committee reviewed high visibility landscaping projects, invasive plant control measures, and neighboring property concerns, agreeing on strategies to prevent the spread of invasive species.

RFP for Landscape Contractor Discussion

- Committee noted potential workforce challenges across landscaping companies due to current immigration policies.
- RFP will focus on 'mow and blow' basics with hedges as a separate line item.
- Request to include protections for trees in the new contract.
- Goal to reduce mowing frequency to avoid 'mowing dirt'.
- Key requirements discussed include native-forward plant selection, maintaining grass length between 3-5 inches, transition to electric equipment, organic practices, and references from communities where they've worked.

Landscape Maintenance Concerns

- Discussion about tree damage from mowers and proper mulch rings.
- Current contractor CLS operating with skeleton crew (3 staff instead of 6).
- Issues identified with current practices include mowing wet grass, using improper equipment, damage to tree roots, and poor timing of maintenance tasks.

Gardens in the Park Planning

- Landscape Café rescheduled from June 7th to June 8th to avoid conflict with a Board of Directors workshop.
- Will feature Doug Tallamy educational videos and a plant swap on the patio.
- A flyer with details of other Gardens in the Park events is attached following this report.

High Visibility Projects

- Four landscaping projects identified including creating a focal point around the relocated Parkfairfax sign, phase two planting of stormwater project on Gunston, redesign of 'Francisco's wall', and 'Scott's wall'.
- Two designers engaged for the projects, all using native plants.

Landscape Committee Report

May 2025

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Invasive Plant Control

- Lesser celandine treatment started in April in worst-affected areas.
- Multi-year treatment plan is necessary, with future treatments starting earlier for better effectiveness.
- Tree of Heaven treatments showing signs of effectiveness; plan to continue treatment in late summer/early fall.
- Issues with invasives spreading from neighboring properties discussed.
- Committee agreed not to pay for treatment on other properties, but need to create buffer zones against invasives.
- Robin suggested contacting Lloyd's management about lesser celandine control.

Action items

- The Committee will be having a Davey Tree Survey meeting on May 24th at 9:30 AM in the boardroom.



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.

June 8 @ 10 AM - 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 @ 10 AM - 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 @ 9 AM - 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 @ 9 AM - 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

May 21, 2025

The Recreation Committee met at 7pm on May 5, 2025, via Zoom.

Members:

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

Guests:

Caitlin Counihan

Liaison:

Jim Wicker

Discussion:

1. Report from Liaison

Jim shared recent news from the Board, including that the Communications Committee has asked the other committees to review the website and make recommendations.

2. Pool

Lisa Harger asked the Committee's opinion on the topic of budget. As part of their budget requests, the Committee had requested monies for keeping the pool open later for a few things: during the summer concert series and Movie Night, as well as to keep Martha Custis and Lyons Lane open later on a few Saturday nights ("SNLs") throughout the summer. The Board voted to accept the pool schedule recommended by the Committee, which keeps the pools open until 8pm. The concerts end at 8pm, and the Committee decided they wanted to keep Movie Night on land to maximize the number of attendees.

Matter for Board Decision: Would the Board permit the money appropriated for certain pool events to be re-allocated? In other words, could the money set aside to keep the pool open for certain events (summer concert series, Movie Night, and SNLs) be used to extend the pool season instead? The pool events were estimated to cost \$2,310, and the cost of extending the pool season by keeping one pool open for two weekends after Labor Day is \$2,400. Thank you for considering.

3. Movie Night

Neel Lassiter shared a few of the movies he and Paul Friedman have been discussing. There has also been a subsequent email discussion about the need to have closed captioning at Movie Night.

4. Dog Exercise Areas

Caitlin Counihan shared the revised map she prepared after the Committee location visit. We discussed whether to include fenced-in areas along with the dog exercise areas.

From: [Bob](#)
To: [Dana Cross](#)
Cc: [Robert Gronenberg](#)
Subject: Minutes of 05 May 2025 Parkfairfax Transportation and Land Use Committee (TLUC)
Date: Tuesday, May 6, 2025 1:46:44 PM

Neither snow nor rain nor heat nor gloom of night stays the TLUC members from the swift completion of their appointed rounds, *with exceptions*. Despite a serious thunderstorm, our monthly meeting was conducted with a bang (or two) in the Community Room the evening of 05 May.

- The news of the day was the successful launch of a long-awaited public Capital Bikeshare station in Parkfairfax on May 1st. Located at the entry of the roadway serving the Parkfairfax Gym and 400 series buildings on Martha Custis Dr., the station features 15 traditional bicycle docks, but is without the illuminated map and advertising panel in recognition of the historic designation of our community. There is no cost to Parkfairfax for the installation, operation or maintenance of the docking station or bicycles. There has already been reported usage of the facility.
- There was much discussion about the discontinuation of Metrobus 22A and 23A/B service in Parkfairfax after June 28th. Despite newsletter articles and repeated pleas at Annual Meetings for over a decade, ridership in Parkfairfax remained dismal, even before the pandemic. In fact, had these routes not also served less affluent neighboring communities, service would have been eliminated years ago! WMATA's "Better Bus" Network, which begins June 29th replaces most sections of the eliminated services, EXCEPT for the route segments in Parkfairfax. While a new route A71 from Ballston to King St. Metro will slice through Parkfairfax on Martha Custis Dr. (steep hill), there will be no longer be any off-peak bus service between Parkfairfax and Pentagon City/Pentagon, and no service to Crystal City.
- However, the recently approved City budget for FY26 maintains all DASH bus services, including lines 36A/B, 103 and 104 for one more year. Maintaining the 15 minute headway on line 36A/B is contingent upon approval of the next round of I-95/I-395 Commuter Choice funding. Parkfairfax and Parc East recently endorsed DASH's funding application and we are optimistic funding will be approved.
- Approval of Virginia SMART SCALE funding for redesign of the Shirlington Rotary remains uncertain. Arlington and Alexandria submitted a joint application last year, strongly endorsed by Parkfairfax and Parc East. However, the SMART SCALE staff scored the 270 applications received statewide, and the Shirlington

Rotary did not make the initial cut! A public meeting at VDOT headquarter in Fairfax is scheduled for May 8th at 7PM.

- It was noted that the radar speed indicator sign on northbound N. Quaker Lane at Dogwood Dr. (opposite 7-Eleven) was recently restored to operation. This sign was installed after a horrific fatal motorcycle accident in 2015, and had not functioned for the past few years until last week in response to a simple Alex311 request. Commiserating on Facebook, or with neighbors while walking the dog, doesn't get things done around here. Notifying the appropriate authorities does. For Parkfairfax issues, it's Buildium. For City issues, it's Alex311. Dominion Energy (for streetlight outages) and VDOT likewise have online tools to request service.

The June meeting of the TLUC, may be rescheduled due to member schedule conflicts on June 2nd.

Best regards,

Bob

Bob Gronenberg
Chair
Parkfairfax Transportation and
Land Use Committee (TLUC)