

## **REPORTS**

### Committee Reports

## Parkfairfax Activities Committee Meeting – JULY 2025

Review/Discussion			
<ul style="list-style-type: none"> <li>• Successful Summer Concert #1 – Beautiful weather. Concert supplies (extension cords trash cans, tables, etc.) are now delivered to the pool house and stored within the fencing. Lifeguard was very helpful dragging supplies out of the pool house for set up.</li> <li>• Discuss going away party</li> </ul>			
Activities Committee Event Dates 2025			
▪	Saturday, July 19 <sup>th</sup>	Summer Concert #2	Karl Stoll and the Danger Zone
▪	Saturday, August 23 <sup>rd</sup>	Summer Concert #3	Whiskey Before Breakfast
▪	Saturday, September 6 <sup>th</sup> 11AM-1PM	Doggie Dip!!!	Lyons Lane Pool – Karen will check with the Recreation Committee on pool usage.
▪	Saturday, October 18 <sup>th</sup> 8AM-Noon (set up at 7AM)	Yard Sale	Andrea will provide details. Joyce will communicate with Andrea to create ad campaign.
▪	Saturday, November 8 <sup>th</sup> 5-7PM	Wine & Cheese	August – Discuss team assignments, menu and budget
▪	Saturday, Dec 6 <sup>th</sup> 5PM (setup at 4PM)	Tree Lighting	Alexandria Choral Society confirmed their attendance for Saturday December 6 <sup>th</sup> (4PM setup/5PM start)
Other Responsibilities			
<ul style="list-style-type: none"> <li>• Create and post event advertisements for both FB groups and weekly e-mail blast.</li> <li>• Updated event page for August Forum newsletter.</li> </ul>			

## **A&PB Committee Report**

July 9, 2025

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

### **New Member Introduction:**

Brian Mullins was introduced. Each member introduced themselves, then Brian Mullins his introduction.

### **AR#2 Review:**

There was an initial discussion of how to move forward with a review and update of AR#2. Prior to beginning the rewrite, Scott Mulrooney requested that the Window Specification, HVAC Specifications and Screen Door Specifications be completed before the review and updating of AR#2.

Each member will be reviewing AR#2 and marking up the sections that each member believes need reviewing and updating. In addition, Scott will be providing his concerns. These section will be compiled and reviewed at the September meeting

Scott noted that the two most common applications to covenants are for the installation of ductless mini-split systems and patios.

Before any rewriting of AR#2 is started, input from the Covenant Committee will be received to make sure their concerns are included in the review and updated AR#2.

### **Steel Window and Window Specifications**

The discussion around steel windows concluded that the units with the original steel windows could replace their windows with replacement steel windows with the same grid layout of the existing steel casement windows. This option would be limited to those remaining units that have the original steel windows. Parkfairfax Board approval would be required for the existing steel window to be replaced with new steel windows.

The reason for requiring Parkfairfax Board approval is each steel manufacturer is substantially different and each window is anticipated to be custom welded. The installation details between manufacturers will be significantly different. Each installation will have to be individually reviewed as a one off installation.

### **Front Storm and Rear Screen Door Specifications:**

The proposed draft for these specifications was review. Minor comments were made. The final specifications should be review at the September APB meeting.

**August APB Meeting:** The August APB meeting is cancelled for Summer vacation

Meeting adjourned at approximately 8:50 PM.

## BUC Committee Meeting Report

July 9, 2025

Present: Dan Ebeling (chair), Megan Kirin, Mike Rothenberg

Meeting called to order at 7:05pm

BUC Sharefile Announcement: With the help of Dana Cross, the BUC now has a Sharefile site to share documents and collaborate. Dan gave a quick tour and we discussed access issues that need to be resolved.

E-Bike Subcommittee Report: The subcommittee has a draft of some recommendations for E-bike charging and storage policies. The next step is to schedule a conversation with the association's insurance broker.

Bike Storage Survey: A member of the subcommittee has been working on a survey of current bike storage rooms. Dan will reach out to her to gather more info and possibly coordinate additional participants.

Capital Improvement Survey: Mike shared preliminary results from the Capital Improvement Survey. Issues that received a lot of positive feedback that are pertinent to the BUC include expanded personal storage, additional bike storage, and a dog washing station. The BUC will discuss these options for repurposing some old laundry rooms in a future meeting.

Open forum to discuss additional projects: Attendees brainstormed some additional projects/ideas that the BUC may consider in the future. These included:

- Recommendations for increased bike storage room security
- Participating in a proposed ad hoc committee for contractor review
- Energy/humidity control recommendations for homeowners
- Tracking association utilities beyond water usage
- Exploring alternative electricity generation (such as solar panels in the maintenance yard or other open space)

Meeting adjourned at 8:00pm

**Parkfairfax Covenants Committee**  
**Report to the Board of Directors**  
July 8, 2025 – 7:00p

**Attendees:**

Participant	Role	Present/Not Present
Eric Keber	Committee Chair	Not present
Anita Van Breda	Committee Vice Chair	Present
Kristine Miller	Committee Member	Present
Angel Rivera	Committee Member	Present
Jay Figurski	Committee Member	Present
Elaine Lawler	Board Liaison	Present
Dana Cross	Assistant General Manager	Present
Lolita Clark	Covenants Director	Present

**Applications Considered**

Non-Routine Change	Address	Action Taken	Comments
Garden Planting	1403 Martha Custis	Approved, with stipulation wet signature on the application and diagram be amended to include full dimensions of the patio and plantings be included in the application packet to ensure it is within the limited common element.	Lolita commented she had informed the applicant of need for wet signature which was to be delivered today.
HVAC	1925 Quaker Lane	Approved, with stipulation updated electrical permit information be included in the application packet.	Josh commented he had just received the updated information and would share it with PF office tomorrow.

**Other Matters**

- The Committee welcomed Jay Figurski to his first meeting as Covenants Committee member.
- With Lolita Clark taking over as Covenants Director Dana Cross stated she will no longer attend meetings but is still available to support Lolita and the Committee as needed in future.
- Board Liaison Elaine Lawler mentioned the Board has requested the CC to review and update if needed, list of top 10 violations/challenges that had previously been submitted to the BoD. It was agreed to be discussed in a executive session at the next CC meeting in August.

The meeting was adjourned at 7:26 pm.

# Parkfairfax Condominium Landscape Committee Report July, 2025

During the July meeting, the committee reviewed updates on tree maintenance and the ongoing work following the tree survey. Recent community events—including a Tree Walk, Turtle Hunt, and Mimosas Under the Mimosa—were well-attended and highlighted Parkfairfax’s natural and artistic features. The committee also discussed enhancing landscaping focal points with colorful, native, and low-maintenance plantings that offer year-round interest, and is working with a native plant designer on improvements to the Parkfairfax sign at Tennessee and Valley Drive.<sup>4</sup>

## **Tree Maintenance**

The committee has met with Management and discussed working with Davy for the following updates to the Tree survey:

- Request an overlay map to distinguish various levels of pruning and maintenance.
- Coordinate with Davy Tree to make tree maps and data more accessible in the field, addressing current challenges with file size and mobile access.

In addition, we have also asked management to clarify the responsibility of oversight of some of the areas with the survey including trees in areas adjacent to Parkfairfax (e.g., Tennessee & Valley, Liberty Gas area) that were included in the survey—confirm if they fall under UOA jurisdiction.

We have worked with management to identify (based on the survey and changing needs with trees that have had damage due to storms) the following for tree maintenance and removal:

- Priority 1 (Critical) tree work—pruning and removals for 64 trees—will be completed by the end of Q2 of the fiscal year.
- Prioritized care for 10 trees needing larger mulch rings and immediate attention.
- Identified trees that can be made into animal habitat by a practice called a snag (a standing dead or dying tree, often missing a top or most of the smaller branches). Mostly in our wooded areas where the snags will not damage property should they fall.
- Began identifying areas for tree planting (fall time frame).
- Continue our work on the Tree of Heaven/Spotted Lanternfly project (includes treatment and eventual removal of tree of heaven in Parkfairfax).

## **Gardens in the Park Month Finishes Up with Bubbly!**

- **Tree Walk** took place on June 21 and was led by Committee members and Tree Stewards. With over a dozen people in attendance, the participants took a stroll through the leafy lanes of Parkfairfax and explored the surprising diversity of trees thriving in our urban environment. Included on this guided tree walk were observations on native and non-native species, how to identify them by leaf, bark, and branching patterns, and discussion of the unique role urban trees play in cooling our neighborhoods, improving air quality, and supporting local wildlife.

# Landscape Committee Report

## July 2025

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- **Turtle Hunt** on June 28 had almost two dozen residents taking a whimsical walk through Parkfairfax to visit the beloved turtle and other play sculptures by mid-century artist **Jim Miller-Melberg**. Tucked into quiet courtyards and green spaces, these playful concrete sculptures are more than just charming—they're part of a unique era in public art and design.
- **Mimosas Under the Mimosa** on July 12 took place this past weekend and was a new event for the committee. Residents were invited to enjoy a crisp mimosa (or two!) while discovering how invasive plants — including the charming but problematic mimosa — are impacting our local ecosystem.



### Sign/Focal Point Discussion

The committee discussed enhancing Parkfairfax's corner and sign focal points with more color, seasonal interest, and environmental sustainability. There is strong interest in incorporating native plants to support pollinators, reduce maintenance, and improve resilience.

Adding four-season interest—with blooming flowers in spring and summer, vibrant fall foliage, and textured winter plants—was emphasized as a key goal. Colorful, native plantings can help refresh high-visibility areas while supporting local ecosystems and improving aesthetics throughout the year.

The Committee and Management has been working with a landscape designer who specializes in native plants to enhance the Parkfairfax sign at the corner of Tennessee and Valley Dr.





## Recreation Committee Report

July 16, 2025

The Recreation Committee met at 7:00 p.m. on June 7, 2025, via Zoom.

### Members:

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

### Guests:

none

### Liaison:

Jim Wicker

**Matter for Board Decision:** The Recreation Committee requests that the Board vote to keep the Martha Custis pool open for two weekends post-Labor Day (on Saturday & Sunday). The total cost (including midweek maintenance) is estimated to be \$2,160.00.

### Background:

1. Over 75% of the people who took the pool survey indicated that they would like to see the pool season extended further into September.
2. When contacted, the High Sierra Pools Regional Director said he needs to know ASAP whether the Board is extending the pool season. Since this vote doesn't occur until July 16th, Sierra Pools penciled in our request until we can notify them of the results.
3. The original budget request from the Recreation Committee this fiscal year was \$4,810 for pool activities and a movie night. However, since this year's movie rental is on a credit from last year, only \$2,000 was allocated by the Board. This vote request is for the expenditure of those funds.

### Discussion:

#### 1. Movie Night

The results of the survey are in! The movie is: Wicked (sing-along). Paul walked the Committee through the evening. He has arranged for two food trucks: Hangry Panda and an ice cream truck; these will set up around 4:00 p.m. Paul suggested that volunteers might be able to coordinate pre-movie entertainment; musical entertainment, historical document review, cornhole and other yard games were discussed. Sara wondered if we could serve popcorn; Lisa volunteered to see if she could find a popcorn food truck. Lisa, Cindy, Neel, and Paul will meet on Thursday evening for a special Movie Night discussion.<sup>1</sup>

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<sup>1</sup> Paul has already canceled and asked to reschedule that meeting for Saturday morning at 10:00 a.m.

## **2. Pool**

Among the continuing issues at all pools are trash management and cleaning the bathrooms.

The Committee also expressed interest in exploring contracts with other pool companies, as lifeguards are not performing at the same level this year as they have in previous years. Lisa will ask Francisco about it.

Lisa summarized her conversation about extending the pool season with High Sierra Pools. Jim asked for an insert of the Committee's outstanding request for the Board book; Lisa and Cindy volunteered to prepare it.

## **3. Pickleball**

Lisa asked if the Committee would be interested in hosting pickleball events in the fall. Lisa's neighbor's mother is a pickleball champion in Maryland and has previously volunteered to do a few sessions for Parkfairfax. The Committee approved Lisa reaching out to her, suggesting that late September/October would be a good window for both an intro to playing as well as a skills workshop.

## **4. Equipment Loaner Box**

Cindy had an idea to improve the experience at Valley Drive: a box containing loaner pickleball and tennis gear, a basketball, etc. The idea is for people to donate equipment that others could use. For example, residents could borrow a pickleball racket from the loaner box to see if they even like playing before they buy one for themselves. Cindy is going to talk to Alonzo to see if there is a box we could use.

## **5. Miscellaneous**

The Committee brainstormed a few ideas, including: tai chi; a cornhole tournament; a cooking demonstration, card game or game night. We also discussed the status of creating a trail map.