

REPORTS

General Manager's Report

Parkfairfax Condominium

UNIT OWNERS' ASSOCIATION

Board of Directors Meeting– October 15, 2025

Acting General Manager's Report – Prepared on October 10, 2025

1) **Cage Dryer Vent List - Update:**

Over the past month, staff have inspected the caged dryer vents in the 600s. Inspections for units in the 100s through 500s have already been completed, while those in the 700s through 900s are still pending. No dryer vent cages were found in the 600s, so the total number of units remains at 124.

2) **Laundry Room Signs - Update:**

All laundry room signs have been removed from the doors of decommissioned rooms.

3) **Bike Rack - Update:**

This item is currently underway. Management anticipates its completion within the upcoming weeks.

4) **Martha Custis Drive Tennis Court – Pickleball Stripping - Update:**

The pickleball nets have been set up. Weather permitting, the pickleball striping at the Martha Custis Tennis Court is scheduled to be completed this Monday, October 13, 2025.

5) **Attic Inspections - Update:**

The attic inspections have been completed, and all related data have been compiled and finalized. Staff members have completed inputting all identified maintenance tasks into the Buildium system and are currently working on resolving them.

6) **Pest Control Update and Recommendation:**

In early 2024, Matar Pest Control replaced N&N Pest Control as our service provider. Since the transition, our extermination expenses have increased substantially—despite no additional services being provided. Matar provides 10 fewer weekly treatments, but costs \$185 more than N&N Pest Control. After consulting with staff, it was confirmed that the concerns leading to the switch to Matar are the same as those experienced with N&N. The Board packet includes three proposals for pest control services. I recommend a return to N&N Pest Control, as they deliver equivalent quality service at a more cost-effective rate, which would assist in maintaining the Association's budget.

7) Black Bait Boxes for Rodent Control - Update:

Management is exploring eco-clear bait alternatives to present at the November 19, 2025, Board Meeting.

8) Repository for Bulbs and Batteries at the Maintenance Yard – Update

Management contacted our Waste Management Company, which explained that a 5-gallon container designed for this purpose can be provided to the Association. However, the Association will need to transport the materials to the waste facility, and disposal costs are \$200 for fluorescent bulbs and \$169 for batteries.

9) Removal of Old Water Heaters in Boiler Rooms – Update

After a thorough inspection, staff identified 102 water heaters stored within the boiler rooms, weighing 450 and 500 pounds each. The estimated cost for removal is approximately \$45,000. Should the water heaters be sold as scrap, the association could expect to receive roughly \$2,635 for all 102 units. The Director of Maintenance has negotiated a favorable agreement with a contractor, who will charge only \$250 per boiler, amounting to \$25,500 for the entire removal. The detailed quote is attached. The Director of Maintenance intends to continue consulting with other vendors to obtain the most competitive pricing; however, this contractor currently offers the most favorable rates.

MAINTENANCE

October 9, 2025

EMERGENCY WORK PERFORMED

On September 3, 2025, Bldg. 543 Maple Tree Removal

ROUTINE MAINTENANCE

Daily policing of grounds for falling limbs and bulk trash. Over the past few weeks, the Operations Department completed inspections of equipment maintenance, shop cleaning, and safety.

On September 2, 2025, Bldg. 222 Gas line Replacement

On September 2, 2025, Bldg. 223 Gas line Replacement

On September 4, 2025, Bldg. 224 Gas line Replacement

On September 2, 2025, Bldg. 225 Gas line Replacement

On September 4, 2025, Bldg. 403 Parking Lot Striping

On September 4, 2025, Bldg. 527 Parking Lot Striping

On September 5, 2025, Bldg. 953 Damaged brick replacement

On September 5, 2025, Lyons Lane Parking Lot Striping

On September 8, 2025, Bldg. 228 Gas line Replacement

On September 8, 2025, Bldg. 226 Gas line Replacement

On September 2, 2025, Bldg. 227 Gas line Replacement

On September 12, 2025, Bldg. 310 Flagstone Repair

On September 12, 2025, Bldg. 209, 817, 224, and 308 Parking Lot Striping

On September 15, 2025, Pool Pumps removed from A, B, C

On September 16, 2025, Pool Covers installed at A, B, C
On September 16, 2025, Bldg. 405 Volleyball court demo and restoration
On September 19, 2025. Pools Winterized
On September 23, 2025, Bldg. 537/3714 Mold Test
On September 29, 2025, Annual Fire Extinguisher Inspection
Plumbers continue to check boiler rooms and heaters for leaks.
Staff continue to clear storm drains in assigned areas.
Hot water heater maintenance
Sealing squirrel access points
Association-owned vehicles are cleaned weekly.

INSPECTIONS

Declining tree inspections (Arborist)
Terracotta roofing tile inspection.
Roofing inspections.
Attic Inspections
Declining Stoops inspection
Parking inlet inspection
Vinyl fencing inspection
Asphalt and concrete inspection
Crawlspace gas line inspection
Building trim inspection

MAJOR PROJECTS

Gas Pipe Replacement
SCC Documents Updated
Sewer line replacement
Ward 5 Wood Trim Replacement
Ward 5 Painting
Waterproofing

Project Description: Building Gas Pipe Repair/Replacement

The Association is undergoing a multi-year project to replace the old, declining gas pipes with the assistance of J.D. Rellek inspections and staff findings. This project is being funded through Reserves Account. Completion is based on funds allocated to gas pipe replacement/removal project. **215 buildings left for the completion of this project. 71 buildings have been completed**

Project Description: Building Wood Trim Replacement

The Association is undergoing a multi-year project to replace the building's wood trim with PVC. This project is being funded through Reserves Account. Completion is based on funds allocated to this project. **82 buildings are left for completion of this project. This work is underway in Ward 5**

Project Description: Building Stoop Replacement

The Association is undergoing a multi-year project to replace declining stoops due to poor pitch or water infiltration. This project is being funded through Reserves Account and replacement is on as needed basis.

Project Description: Gutter Guard

The Association is undergoing a multi-year project to replace foam guard with a stainless rhino guard. This project is being funded through Reserves Account and replacement is on as needed basis. **27 buildings left to complete.**

Work Performed:	Work Anticipated:
<ul style="list-style-type: none">- Bldg. 317/3492-3494 Complete- Ward 5 Contract Painting- SCC Documents- Bldg. 919/1670 LUX, Grounds Stabilization- Gas line replacement- Parking lot striping- Structural Engineer Meeting- Monthly Safety Meeting- Exercise Room Software Update- Tree Removal- Roofing Repairs- Pickle Ball Net setup- Fire Extinguisher Annual Inspection	<ul style="list-style-type: none">- Asphalt repairs- Ward 5 Trim Replacement- JD Rellek Employee Gas Training- Bldg. 405 Volleyball court grading/In Progress- Association-owned Hydrant Replacement- Pool A Replace variable Speed Drive- Sidewalk repairs- Gas line replacement- Pickleball court striping/Valley Drive- Bike Rack install at Gym- Pickleball striping on MC- Remove 101 Abandoned Heaters



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Executive Summary

Project: Parkfairfax Commercial Water Heater Removal

Scope: Removal of 102 commercial A.O. Smith Model 199-118, 81-gallon gas hot water heaters, including draining, disconnection of water/ventilation, and removal to curbside. Specifications: Each unit weighs ~675 lbs dry, 81-gallon capacity.

Total Units: 102

Unit Cost: \$250.00 per heater

Total Project Cost: \$25,500.00

Prepared By: Shawn Hedgspeth, Owner/Manager, Tidewater General Services, LLC



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Parkfairfax Commercial Water Heater Removal Proposal

This proposal covers the removal of 102 commercial A.O. Smith model 199-118 gas hot water heaters (81-gallon capacity each), currently located in boiler rooms throughout the Parkfairfax Condominium community.

Pricing & Schedule:

The price for removal is set at \$250.00 per hot water heater.

Total Project Cost: \$25,000.00

Shawn Hedgspeth
Owner/Manager
Tidewater General Services, LLC

Inventory of Water Heaters by Building

Building Number	Number of Heaters	Notes
605	3 hot water heaters	still hooked up to ventilation
506	5 hot water heaters	heaters must be lifted
511	1 hot water heater	heaters must be lifted
518	4 hot water heaters	2 are still connected
542	3 hot water heaters	heaters must be lifted
534	3 hot water heaters	heaters must be lifted
928	3 hot water heaters	heaters must be lifted
917	2 hot water heaters	heaters must be lifted
911	2 hot water heaters	heaters must be lifted
904	3 hot water heaters	heaters must be lifted
307	2 hot water heaters	heaters must be lifted
308	0 hot water heaters	heaters must be lifted
215	3 hot water heaters	3 are connected
223	6 hot water heaters	3 are connected
208	2 hot water heaters	heaters must be lifted
941	2 hot water heaters	heaters must be lifted
965	2 hot water heaters	heaters must be lifted
972	3 hot water heaters	heaters must be lifted
917	3 hot water heaters	major interference
964	3 hot water heaters	major interference
817	5 hot water heaters	major interference
825	6 hot water heaters	heaters must be lifted
843	3 hot water heaters	heaters must be lifted
842	4 hot water heaters	heaters must be lifted
224	2 hot water heaters	heaters must be lifted
828	3 hot water heaters	3 are connected
110	4 hot water heaters	heaters must be lifted
722	0 hot water heaters	heaters must be lifted
107	3 hot water heaters	heaters must be lifted
738	3 hot water heaters	major interference
725	0 hot water heaters	heaters must be lifted
707	3 hot water heaters	heaters must be lifted
803	1 hot water heater	heaters must be lifted
810	3 hot water heaters	all connected
708	1 hot water heater	heaters must be lifted
944	4 hot water heaters	heaters must be lifted
936	2 hot water heaters	heaters must be lifted
TOTAL	102 hot water heaters	

Appendix A – Site Photos



Appendix Photo 1: Connected A.O. Smith water heaters (set 1).



Appendix Photo 2: Connected A.O. Smith water heaters (set 2).



Appendix Photo 3: Disconnected water heaters staged on boiler room floor.



Appendix Photo 4: Sample exterior stairwell access point.



Appendix Photo 5: Typical boiler room access point from interior.