

3256 Gunston Road- Arbor Application Appeal Resolution Worksheet

Date: November 19, 2025

Suggested Motion:

"I move to approve to schedule a hearing on _____ in relation to the Covenants Committee's decision disapproving the arbor application submitted by the unit owner at 3256 Gunston Road."

2nd:

Summary:

On October 16, 2025, the Covenants Committee disapproved the arbor application because the placement is in front of the unit.

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

October 26, 2025

From: Rosa Dale Harmon, 3256 Gunston Rd, Alexandria, VA 22302

To: Parkfairfax Board of Directors

Subject: Appeal Regarding Arbor Application and Request for Exception to Administrative Resolution #2

My appeal and request for exception for Arbor is based upon the following additional information which hopefully will influence your decision on my behalf.

Over the past few years there have been many changes to the exterior appearance of units which appear contrary to my understanding of Home Owners Association By-Laws and Administrative Resolutions. In reading my notice of violation, I wondered if the Parkfairfax Home Owners Association had effectively abandoned enforcement of the by-laws and requirements of Administrative Resolution #2 or if the notice is an unfair "selective enforcement" against some units and not others. Selective enforcement by Home Owner Associations occurs when some homeowners are cited for violations while ignoring similar infractions by others. This can lead to unfair treatment as it undermines the principle of equal enforcement outlined in the HOA's governing documents.

Selective enforcement can also influence property values. Better protected communities with well enforced HOA rules, prevent property deterioration that could negatively effect home prices. Well-kept neighborhoods are more attractive to potential buyers making homes easier to sell. When violations are not enforced systematically and exceptions are granted that do not represent a contribution to the aesthetic improvement of Parkfairfax, the community at large is negatively impacted.

In defense of the arbor and to support my request for exception, the following information is provided.

- (1) My front door is located at the very back of a building (724), bottom of the hill which faces both one unit across from my front door and a large wooded area. The neighbor located directly across has voluntarily provided a letter in support of the arbor. My unit is not visible from any road, the only traffic is foot traffic by neighbors or dog walkers. A petition from neighbors in support of my arbor application is attached.
- (2) Also attached are photos of slate that have previously dropped from the roof area onto my front door walkway. The arbor could provide a barrier from falling objects. Photo of slate missing from roof is also attached.
- (3) The arbor is enveloped between greenery and hardly visible until you get right to it. It is made of cedar wood, attractive, sound and anchored. Fits well into the stoop area of the unit. Is not composed of lattice and does not touch the building. Many passersby have commented on its beauty.
- (4) As an elderly person the arbor provides a railing of support for entrance to and egress from my unit were I to slip.
- (5) Based on photos located in attached binder, there are many current violations (or exceptions) to both by-laws and administrative resolutions. Due to time constraints in meeting appeal deadline, these photos in no way represent a complete viewing of all Parkfairfax units which appear to be either as violations or exceptions to current HOA rules. These unit photos were taken at random and I have no affiliation to owner/residents.

Regarding information contained in attached binder:

Upon the population of people not in compliance, there are only three scenarios:

- (1) they all have exceptions to policy (so, why didn't I get one?)
- (2) some have exceptions to policy and some don't (so why am I being singled out?)
- (3) none have exceptions to policy (again, why am I being singled out, and targeted?)

It is my understanding that all reports/complaints of violations to HOA rules must be written form and verified that the report comes from a Parkfairfax resident/owner; however, when asked, Covenants Manager stated she was made aware of my violation by submission by a photo.

The State of Virginia Homeowners Association governed by the Property Owners Association Act 55.1-1833 states the maximum levy assessed for a single violation shall not exceed \$50; however, Parkfairfax levied an assessment of \$70 against me.

Hopefully the additional information provided in this appeal has provided sufficient cause to approve my arbor thereby granting an exception to HOA Administrative Resolution No. 2.

I greatly appreciate your consideration and review of my appeal.

Sincerely,



Rosa Dale Harmon

Enclosures

Letter of Violation

Letter/Packet of Application

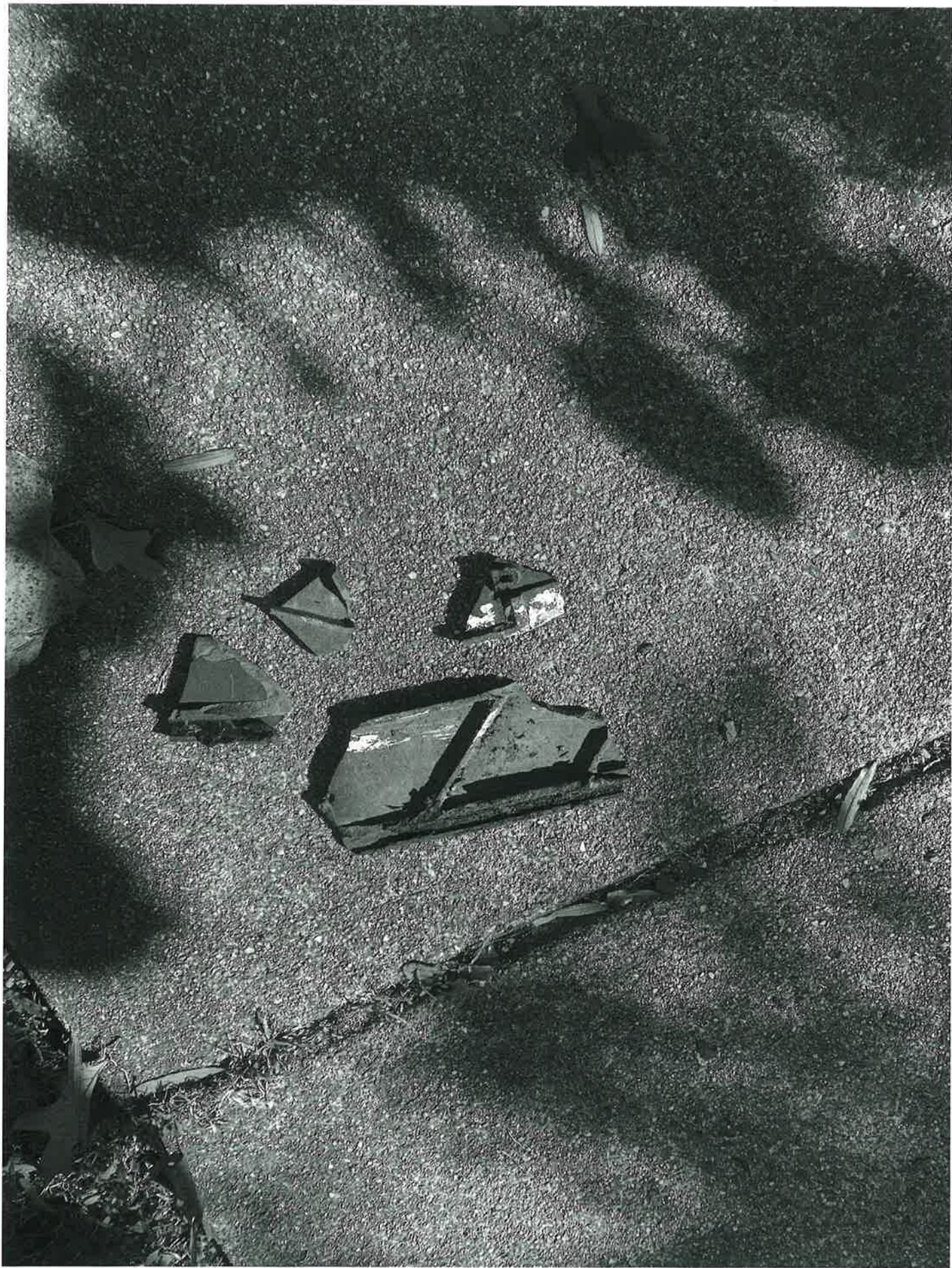
Letter of Covenant Committee Denial

Binder containing Photos of Units

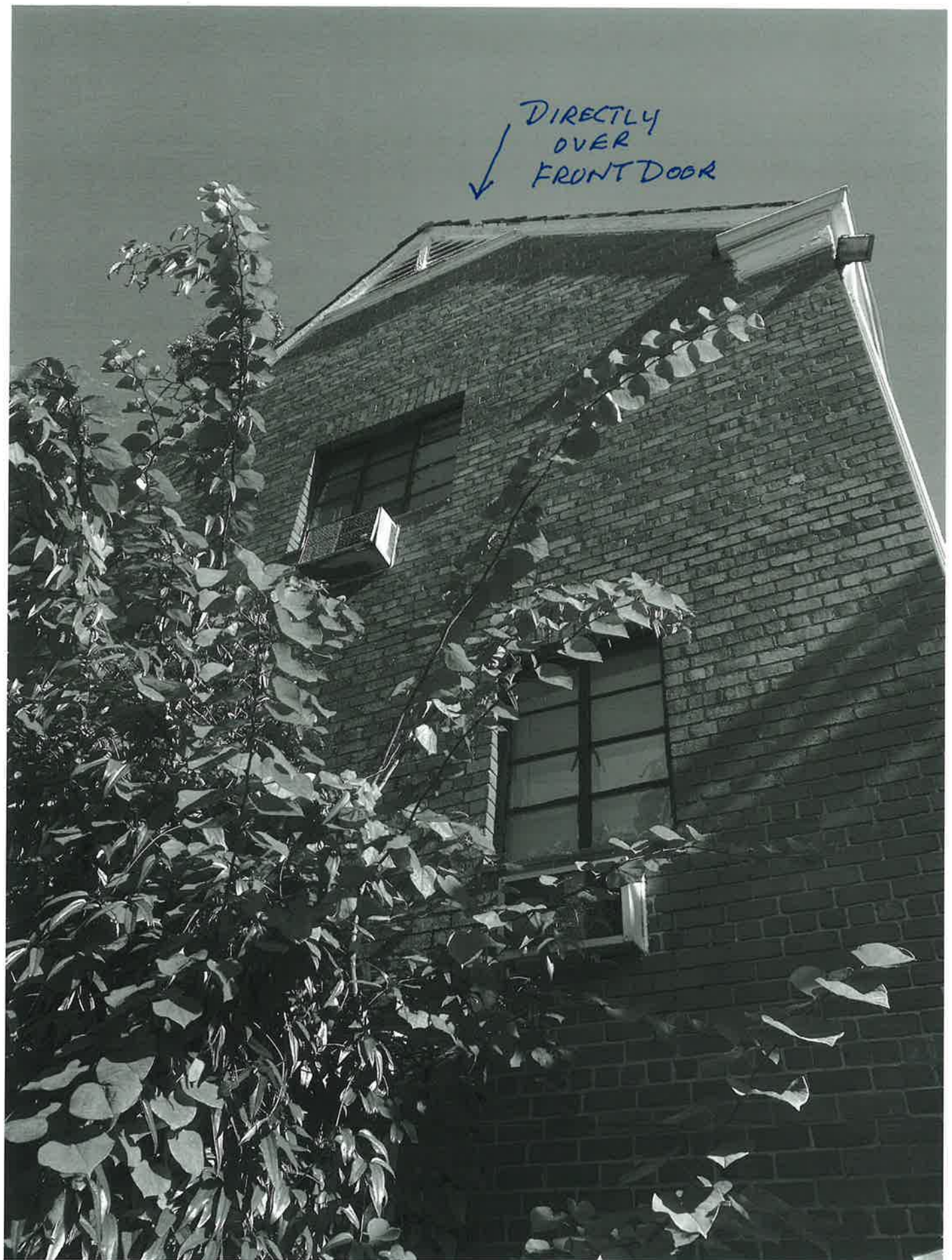
Neighbor Petition



ARBOR AS IT APPEARS

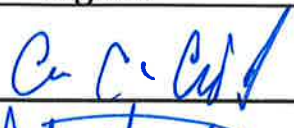
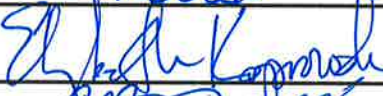
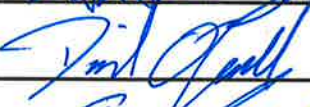
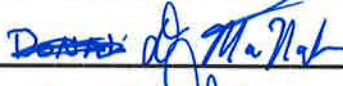
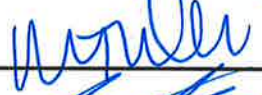
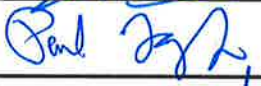
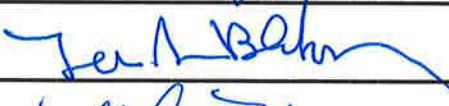


SLATE FROM ROOF



Petition for Arbor at Front Door

3256 Gunston Rd

Approve/Disapprove	Signature	Name	Unit
Approve		Constantine Crest	Gunston 3308
Approve		Michael Ryan	3248 Gunston Rd
APPROVE		TRAVIS YULE	3250 Gunston Rd.
Approve		SHEILA BREAR	3260 Gunston Rd.
Approve		Elizabeth Koprowski	3302 Gunston Rd.
Approve		+ Morrison Grayson Gray	3300 Gunston
Approve		David O'Connell	3266 Gunston
Approve		Andrew Eng	3230 Gunston Rd.
APPROVE		DONALD MACNAB	3239 GUNSTON
APPROVE		MOLLY NELSON	3228 GUNSTON
APPROVE		AARON LEE	3236 GUNSTON
APPROVE:		Paul Taylor	3242 Gunston Rd.
Approve		LEE BLAKEMAN	3244 GUNSTON RD
Approve		MARY ANN RAYBUCK	3310 Gunston Rd.
Approve		Dani Murray	3258 Gunston
Approve		Lauren Vantine	3304 Gunston Rd.
Approve		Lisa Boye	3238 GUNSTON Rd

UNITS LISTED ARE THOSE IN IMMEDIATE AREA

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

Non-Routine Change Application

October 16, 2025

Rosa Harman
3256 Gunston Rd.
Alexandria, VA 22302

Re: 3256 Gunston Rd – Arbor Application

Dear Rosa Harman,

We regret to inform you that the Covenants Committee of the Parkfairfax Condominium UOA has denied your arbor application for the following reason:

- Arbor placement is in front of your unit.

You are welcome to submit an amended application or to appeal this decision by writing a letter to the Board of Directors within 10 days of receipt of this letter. Please include your reason why you think it should be considered and any further information that might improve their ability to make a decision on your behalf. Send this letter c/o Dana Cross at the address provided above.

If you have any questions or concerns, please do not hesitate to contact me at the contact information provided below.

Sincerely
Lolita Clark
Covenant Director
llark@parkfairfax.org

Enclosure

PARKFAIRFAX CONDOMINIUM UNIT OWNERS' ASSOCIATION

3360 Gunston Road, Alexandria, Virginia 22302-2198

Telephone (703) 998-8764

GATES, ARBORS, AND TRELLISES SPECIFICATIONS

I. INTRODUCTION

Unit Owners may install gates, arbors, and/or trellises which are in keeping with the architectural style of the community, are sturdy and in good repair, and are for the sole private enjoyment of the residents and not as public common area structures, unless as part of a common element planting application

II. THE APPLICATION PROCESS

Unit Owners must submit to the Association the attached Application for a Non-Routine Change. All applications are subject to review and approval by the Covenants Committee and must include the following information:

- Diagram showing the location of the gate, arbor, and/or trellis. If applying for a gate, arbor, or trellis as part of a common element planting application, the required diagrams/plans may be combined.
- Sketch or picture of the item, which includes all physical dimensions
- Method for anchoring
- Construction materials
- Finish

III. GENERAL SPECIFICATIONS

- A. Gates and arbors are allowed inside the rear limited common element patio areas associated with units having two outside entrances. The rear limited common element is defined as the area extending from the outer building wall to a maximum distance of twenty (20) feet.
- B. Gates and arbors must be part of a limited common area garden plan, which has been or will be submitted for approval.
- C. Trellises supporting plant material may be placed on the common element against the front, side, or rear of a building or used as support/structure for plant material, creating a privacy hedge between rear limited common element patios or decks. Freestanding, easily moveable trellises supporting plant material may be used to camouflage meter boxes.

- D. All items are subject to Association staff review for structural integrity and/or anchorage and/or inspection to ensure proper placement as to not affect drainage, create an erosion problem, or cause building damage.
- E. Unit owners are responsible for maintaining the gates, arbors, and trellises in good condition. If determined by Association staff that the materials have been neglected and/or are in a state of disrepair, they will be subject to removal at owner's expense. Owners will be given proper notification of any such pending action and provided an ample opportunity to correct the disrepair.

IV. ALLOWABLE MATERIALS AND COLORS FOR GATES, ARBORS, AND TRELLISES

- A. Allowable materials are painted wood, wood such as cedar wood or redwood, metal, and composite. Chain link, aluminum, and chrome materials are strictly prohibited.
- B. Allowable colors for painted wood, painted/anodized metal, or composite are black, white, and earth tone colors such as dark green, brown, or brick red (matching the building brick). While both wood and metals may be painted or anodized, the colors noted, the natural colors of cedar wood or redwood, and the natural metallic colors of copper or bronze are allowed when those materials are used. Silver, aluminum, and chrome color finishes are strictly prohibited.

V. DESIGN SPECIFICATIONS FOR GATES

- A. Gates may only be installed as part of a privacy hedge. No other fencing materials are allowed.
- B. Gates and their posts can be no taller than the existing privacy hedge neither the posts nor the gate may exceed 4 feet in height from grade. Only single gates are allowed, and the gate must not exceed 36" in width, the entire structure cannot exceed 48" outside edge to edge.
- C. If using wooden posts, they must be pressure-treated and rated for ground contact.
- D. All gateposts must be secured in the ground with a concrete footing.
- E. Gates must be viewed as decorative features, and as such, they may not be lockable.
- F. Design of the gate must be open or slatted, not solid.

VI. DESIGN SPECIFICATIONS FOR ARBORS

- A. Arbors must be freestanding or incorporated into a privacy hedge.
- B. Arch shaped or flat-topped arbors with slatted tops are the only acceptable

styles.

- C. Arbors must be no taller than 7 feet, 6 inches (90 inches) from grade to its highest point, nor wider than 5 feet (60 inches) at its widest point (outside edge to outside edge), the side depth may not be more than 24 inches (outside edge to outside edge)
- D. Arbors must be properly secured according to the manufacturer's instructions to prevent blowing or falling over.

VII. DESIGN SPECIFICATIONS FOR TRELLISES

- A. Trellises must have at least two in-ground supports, be installed securely in the ground, and up against the building but not attached to the building.
- B. Trellises cannot be taller than the top of the adjacent first-floor windows or the top of the adjacent patio doorframe.
- C. Trellises cannot obstruct any windows, through-the-wall air conditioners, or hatch covers.
- D. Freestanding, easily moveable trellises (i.e., in a pot) supporting plant material may be used to camouflage meter boxes so long as they are not placed within a 3-foot radius of the equipment.
- E. Freestanding trellises running perpendicular to the rear facade building as part of a privacy hedge installed to give structure/support to plant material will be allowed. Each section of trellis may be no wider than 36 inches (outside edge to outside edge), and the entire length of installed sections may not exceed the depth of the built patio and be no higher than 5 feet above grade.

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

NON-ROUTINE CHANGE APPLICATION CHECKLIST

In order to process your application in the timeliest manner,

PLEASE MAKE SURE THE FOLLOWING INFORMATION IS INCLUDED WITH YOUR APPLICATION:

☒ DIAGRAM WITH SPECIFIC DIMENSIONS OF CHANGES

 CONTRACTOR INFORMATION (Name, copy of license and insurance.)

 CITY PERMITS IF REQUIRED (SEE PAGE THREE)

 IF PLANTING, PLEASE INCLUDE NAMES OF PLANTS TO BE PLANTED EITHER ON THE DIAGRAM OR ON A SEPARATE SHEET WITH SPECIFIC LOCATIONS FOR EACH. *IF PLANTINGS ARE IN THE FRONT OF THE BUILDING, A SURVEY OF YOUR NEIGHBORS MUST BE INCLUDED WITH THE APPLICATION.

 IF INSTALLING A CENTRAL SYSTEM PACKAGED SPLIT SYSTEM ELECTRIC HEAT PUMP, THE CONTRACTOR MUST MEET WITH AN ASSOCIATION MEMBER TO DETERMINE LOCATION OF COMPRESSOR. ALSO PLEASE INCLUDE A MASONRY CONTRACT. IF A PRE-APPROVED BRICK MASON IS NOT USED, THEN SAID MASON MUST PROVIDE FIVE REFERENCES WITH PHOTOS WHERE THE MASONRY CONSTRUCTION IS SIMILAR TO PARKFAIRFAX. THIS CONTRACTOR MUST BE APPROVED BY THE ASSOCIATION BEFORE WORK CAN BE PERFORMED.

☒ NOTARIZED INDEMNIFICATION AGREEMENT (must accompany ALL applications)

Including these items with the application will help to avoid delays in the approval of your application.

REMINDER

Completed applications must be received by the management office 10 business days prior to the scheduled Covenants Committee Meeting to be placed on that meeting's agenda. Please feel free to contact the Association Office if you have any questions at (703) 998-6315.

COVENANTS APPLICATION FOR NON-ROUTINE CHANGES

APPLICATION PROCESS

The application process entails internal review by the office staff, distribution to the Covenants Committee for consideration as part of a pre-meeting package, and formal Committee action at a monthly meeting following receipt of your application. Parkfairfax has developed specifications for most non-routine changes. These can be obtained from the Association Office.

You do not have to appear at the Covenants Committee meeting at which your application is voted on, but your presence may make it possible to resolve questions that arise. The Covenants Committee can approve, defer, or reject the application. If approval entails stipulations or conditions, they will be noted on the copy that is returned to you. Denied applications can be appealed to the Board of Directors.

Prior to Covenants Committee consideration, the Covenants Director may contact applicants by telephone to resolve minor questions. After Committee consideration, a copy of the application and record of action on it will be sent to the unit owner's Parkfairfax address via first-class Mail unless the applicant specifies a different mailing address or makes other arrangements.

PROCEDURES, PERMITS, AND LIABILITY CLAUSES

When physical changes or improvements to your unit are involved, condominium ownership imposes some of the same responsibilities that apply to single family homes (such as city permits) and, in many instances, additional restrictions that are in the interest of the condominium as a whole. The following provisions address these considerations.

1. Alterations to land or buildings made in accordance with Parkfairfax specifications, guidelines and procedures must not violate any of the governing documents nor any of the provisions or building and zoning codes of the City of Alexandria, to which the property is subject. Further, nothing contained herein will be construed as a waiver or modification of any restriction.

2. All proposed improvements must meet local building and zoning codes. Applications for local building permits are your responsibility.

Your signature indicates these standards have been met to the best of your knowledge and that you have been given an opportunity to read the applicable provisions of the Condominium Act; the Condominium Instruments; and Administrative Resolution Number Two regarding property changes.

The following changes which require approval from the Covenants Committee also require a permit from the City of Alexandria:

Change	Permit Required
Wooden Deck	Building
HVAC/ Split System /Heat Pumps	Building, Electrical & Mechanical

All applications that have work being done by a contractor must have a copy of the contractors' license and certificate of insurance.

An Indemnification Agreement must be filed with all applications, and must be signed and notarized.

COVENANTS APPLICATION FOR NON-ROUTINE CHANGES

Date: 9-29-25 Unit Owner(s): ROSA HARMON Phone#: 864-867-8841
Building # 724 Unit Address: 3256 GUNSTON RD Model: LINCOLN
OWNERS ADDRESS (if different from above): _____

I WISH TO DO THE FOLLOWING (Please mark the appropriate box)

BE SURE TO READ THE APROPRIATE SPECIFICATIONS FOR THE WORK BEING PERFORMED

For the following changes an illustration or detailed description is required.

Install or Replace:

- 1) _____ Brick Patio
- 2) _____ Flagstone Patio
- 3) _____ Alteration to A/C Sleeve
- 4) _____ Wooden Deck
- 5) _____ Plantings
- 6) _____ Garden
- 7) _____ Landscaping
- 8) _____ Gate
- 9) ☒ Arbor
- 10) _____ Trellis
- 11) _____ Resident Installed Walkways
- 12) _____ HVAC/Central System Package
- 13) _____ Brick Modifications
- 14) _____ Subdivision of Units
- 15) _____ Combine two units into one
- 16) _____ Other: _____

Please notify the Covenants Director in writing within 30 days of installation to allow for a follow-up inspection to ensure compliance with our outlined specifications.
BY MY SIGNATURE BELOW, I AFFIRM THE FOLLOWING:

1. The change identified herein and the manner of installation of that change meets all applicable codes and ordinances of the City of Alexandria.
2. I understand maintenance and repair of changes by me is my responsibility and I am obligated for all expenses relating to maintenance and repair.
3. I understand that I am personally liable for all damages and expenses to my unit, other units and/or the common elements resulting from improper installation or failure to properly maintain such changes by me or at my direction.

4. I understand changes are subject to inspection by the Association Management up 30 thirty days after changes are completed.

5. I affirm that I am installing/replacing the above items exactly as represented here. I understand that any variation from the above constitutes any variation from the above constitutes a violation of the architectural guidelines and automatically voids approval.

6. I understand and agree that no work on this proposed change shall commence without prior written approval of the Covenants Committee.

6. I understand asbestos is present in Parkfairfax units and the common elements. If the change I am proposing requires work which may disturb asbestos, I agree that I must specifically advise the Covenants Committee of the nature and extent of this work in writing prior to commencement of such work. I also agree I will endorse a separate indemnification agreement if such asbestos disturbing work is necessary. I also agree I and my contractor (if appropriate) will abide by all Federal, State and Local ordinances regarding the disturbance and removal of asbestos containing materials and will agree to have air testing conducted at my expense.

Date: 10-1-25

Unit Owner: Rosa Harmon

Date: _____

Unit Owner: _____

Action Taken: _____ Approved

☒ Disapproved

_____ Deferred

_____ Acknowledged

_____ Preliminary Approval, subject to receipt of City Permit and Inspection

_____ Final Approval, copy of City Permit and Inspection received

Stipulations/Reason for Denial: Arbor has been built in front of the unit. Arbor specification states that Arbors are allowed inside the rear common element

Date: 10/14/25

Signature: Virtual Meeting
Covenants Committee Chair

INDEMNIFICATION AGREEMENT AND COVENANT

THIS INDEMNIFICATION AND COVENANT AGREEMENT is made this 29th day of SEPTEMBER, 2025, by and between ROSA HARMON ("OWNER"), and the PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION, ("ASSOCIATION").

WITNESSETH: WHEREAS, Owner is the Unit Owner of condominium Unit No. _____ in Parkfairfax Condominium located at (address) 3256 GUNSTON Rd Alexandria, Virginia; AND WHEREAS, the Association is charged by the Condominium Instruments for Parkfairfax Condominium (recorded on February 7, 1977 in Deed Book 847 at Page 72 among the land records of the City of Alexandria, Virginia) with responsibility for maintaining the Common Elements of the Condominium and enforcing the provisions of the Condominium Instruments; AND WHEREAS, the Condominium Instruments require the approval of the Board of Directors of the Association prior to the making of any alterations by the Unit Owner affecting the Common Elements; AND WHEREAS, Owner wishes to make alterations affecting the common Elements and has approval therefore; AND WHEREAS, The Board of Directors of the Association will not approve such alterations in the absence of an indemnification against damages and assumption of responsibility by Owner; AND WHEREAS, In order to induce the Board of Directors of the Association to grant such approval owner is willing to indemnify the Association and affected Unit Owners and assume responsibility for damages. NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Installation, alteration or removal of ARBOR (specify) must be in accordance with any and all Guide Specifications and Exhibits approved by the Board of Directors.
2. Owner undertakes, of himself and his heirs, successors and assigns, to indemnify and hold harmless the Association and any Unit Owner from and against any loss or damage which the Association or any Unit Owner may suffer as a consequence of such improvements and alterations; including without limitations: (i) loss or damage caused by negligence in the design, construction or maintenance of such improvements and alterations; ii) loss or damage not the result of negligence but caused by the effect of such improvements and alterations on the structural components previously existing; (iii) expenses and consequential damage caused by or resulting from such improvements and alterations; and, (iv) fees, costs and expenses of any claims or suits arising as a result of such improvements and alterations.

3. Owner undertakes, for himself and his heirs, successors and assigns, to maintain and pay cost of maintaining such improvements and alterations, and all other appurtenant components.

4. Owner hereby warrants that the improvements and alterations have been and will be made in compliance with all applicable requirements of insurance policies covering the condominium and all applicable laws, governmental regulations, ordinances and codes. Owner hereby indemnifies the Association and any Unit Owner from and against any loss or damage attributable to the incorrectness of such warranty. Further, Owner hereby agrees to pay any increase in the cost of insurance coverage occasioned by the construction or maintenance of the improvements and alterations.

5. The approval by the Board of Directors of the Improvements and alterations set forth in paragraph 1 above does not constitute approval of any other improvements and alterations made without obtaining the express prior written approval of the Board of Directors pursuant to the provisions of the Condominium instruments and the procedures of the Board of Directors.

6. The parties agree that this Indemnification Agreement and Covenant shall be filed in the unit file at the Association office, and shall operate as a covenant running with the land, forevermore encumbering the condominium unit and binding Owner's heirs, successors and assigns, including without limitation all future owners of the condominium unit.

7. Wherever used herein the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders, as context may require.

IN WITNESS WHEREOF, The parties have executed this instrument as of the date first written above.

OWNER:

Rosa Harmon

STATE OF VIRGINIA)

CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Rosa Harmon, whose names are signed to the foregoing instrument bearing date on the 1st day of October, 20 25, have acknowledged the same before me in the aforesaid jurisdiction to be their act and deed.

GIVEN under my hand and seal this 1st day of October 2025.

 seal)
NOTARY PUBLIC

My commission expires:

8/31/2026



September 29, 2025

To: Parkfairfax Condominium Unit Owners Association

From: Rosa Harmon, 3256 Gunston Rd, Alexandria VA 22302

Subject: Non-Routine Change Application for Arbor

Request approval for an arbor to be located near my front door. The following information is provided regarding my request and hopefully will answer your questions or concerns.

Reasons for this request:

As an elderly lady approaching 80 years of age, this arbor would provide a railing of support for entrance to and egress from my unit.

The arbor is flat-topped and slatted at top which would provide a barrier against rain, snow and ice and provide less opportunity for slipping and falling at my age.

Due to the heavy, sturdy and sound construction of the cedar arbor it stands alone without bracing or attachment to the building. The arbor would not be attached to the building.

In recent months, slate from the roof has fallen in walk areas around my unit. The arbor would provide a barrier from falling objects.

My unit is located on the back side of Gunston Rd near the wooded area and less visible from main traffic areas such as Valley Dr or Martha Custis Dr. The primary foot traffic is from dog walkers and nearby neighbors.

I have discussed my need for an arbor with my neighbors and they are in support of my request.

Compliance with Parkfairfax Routine Change Application Checklist installation of gates, arbors and trellises:

1. Allowable materials: IV(A): Allowable materials are painted wood, wood such as cedar wood or redwood, metal and composite.: ***The arbor would be made of cedar wood.***
2. Allowable colors: IV(B): The natural colors of cedar wood or redwood are allowed: ***The arbor would be made of cedar wood and would remain unpainted.***
3. Arbor Specifications: VI(A): Arbors must be freestanding or incorporated into a privacy hedge: ***The arbor is freestanding due to its heavy construction and sturdy frame. The arbor would also be incorporated within a privacy hedge.***
4. Arbor must be arch shaped or flat-topped with slatted tops are the only acceptable styles: ***The arbor is flat-topped with slatted top.***
5. VI-C: Arbor must be no taller than 7 feet, 6 inches (90 inches) from grade to its highest point, nor wider than 5 feet (60 inches) at its widest point (outside edge to outside edge). The side depth may not be more than 24 inches (outside edge to outside edge): ***Request exception to dimensions. The height of the arbor is 91.88 inches and based on measurements would not pose a problem due to height. The inside width of this arbor is 55.5 inches, but outside width would place it at 63 inches, however, the dimensions of this arbor would fit better onto the walkway area. The side width of arbor is 46 inches which represents the railing part (or handrail) of the arbor which would provide additional length of which to hold onto and prevent slipping and falling for an elderly person. I would like to use this arbor due to its sturdy structure, heavy weight, cedar durability, and quality appearance.***
6. VI(D): Arbors must be properly secured according to the manufacturer's instructions to prevent blowing or falling over: ***The arbor would be secured according to the manufacturer's instructions to prevent blowing or falling over.***

Sincerely,



Rosa Harmon

2:38



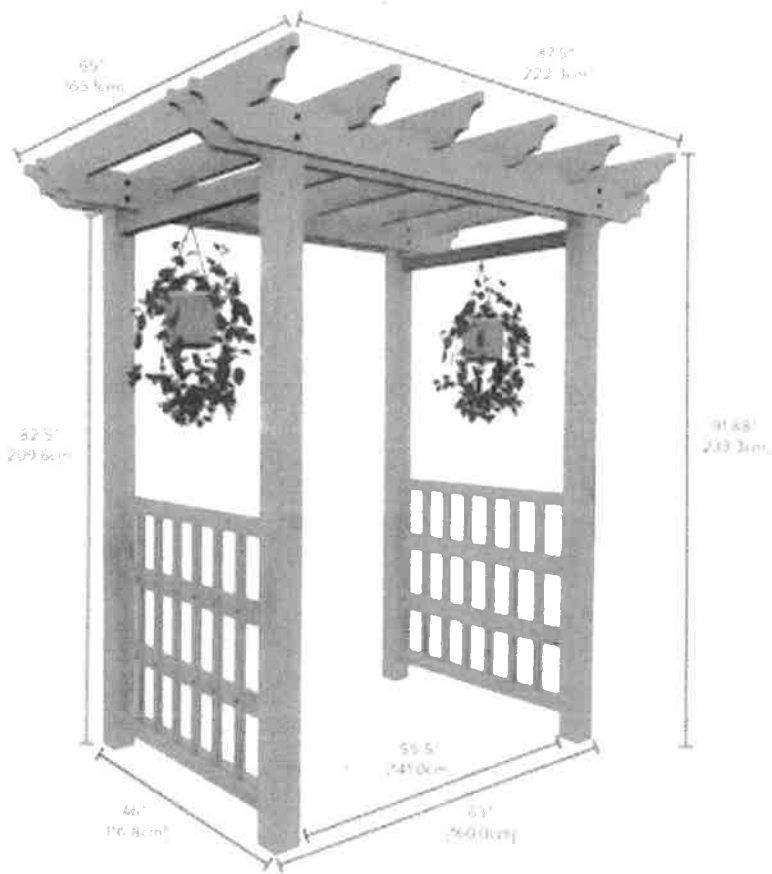
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BUSINESS LEGEND	
10	REVEREND DRIVE
11	WINDMILL LANE
12	WINDMILL LANE
13	GREENWICH PLACE
14	WINSTON ROAD
15	WOLVES LANE
16	YONGE LANE
17	MARTIN JONES DRIVE
18	WINDMILL LANE
19	WINDMILL LANE
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Martha
Custis
Tennis
Courts,
Swimming
Pool,
and
Volleyball

WOODED AREA

Coryell Lane
Swimming
Re-1

Volleyball
Court.

TO FRANCIS HARRIMOND

Date: October 8, 2025

To: Parkfairfax Committee

From: Sheila Brear

3260 Gunston Road

Alexandria, VA 22302

Re: Support for Retention of Garden Structure at Dale's Residence, 3256 Gunston Rd, Alexandria.

Dear Committee Members,

I am writing to express my strong support for allowing my neighbor, Dale, to retain the auxiliary structure adjacent to her front entrance. As the resident directly opposite her unit, I am uniquely positioned to observe the daily impact of both her horticultural efforts and the structure in question.

Dale has demonstrated exceptional stewardship of our shared community environment. Her gardening expertise has transformed what could be a utilitarian space into an aesthetically valuable neighborhood asset that enhances property appeal and contributes to our community's character. The structure under review serves as an integral component of this carefully maintained landscape, providing both functional support for her plantings and visual cohesion to the overall design.

Rather than detracting from our community's standards, this modest addition actively elevates them. It represents precisely the type of responsible property enhancement that benefits all residents through improved curb appeal and neighborhood beautification. As the neighbor most directly affected by this structure, I can attest that it poses no aesthetic, practical, or environmental concerns.

I respectfully urge the Committee to approve Dale's retention of this structure, recognizing its contribution to our community's quality of life and visual environment.

Thank you for your consideration of this matter.

Sincerely,



Sheila Brear

brearsheila@gmail.com

Parkfairfax Condominium

UNIT OWNERS' ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

September 3, 2025

Violation Notice

Rosa Harmon
3256 Gunston Rd
Alexandria, VA 22302

Rosa Harmon
3256 Gunston Road
Alexandria, VA 22302

RE: 3256 Gunston Road – 724 – Trellis/Arbor Violation

Dear Rosa Harmon:

During a recent inspection, it was noted that the item(s) listed below are not in compliance with Administrative Resolution #2.

Specific Finding(s): Please remove wood trellis/arbor.

Reference(s): Administrative Resolution No. 2: Section IV 1 (I): “ The following are not permitted under any circumstances...Lattice work of any type, including trellises and other types of flower supports.”

I am requesting that you remove the trellis no later than **9:00 a.m. on Monday, September 8, 2025**. Another inspection will be scheduled at that time. If the trellis has not been removed within the allotted time frame, the trellis will be removed by the Association, and an assessment levied against your account. The cost for removal of the item(s) will be a minimum of **\$70.00**. Items removed by the Association will be stored for thirty (30) days. If these items are not claimed within a thirty (30) day period they will be discarded. Items will not be returned to the owner until the **\$70.00** removal fee is paid.

If you have already corrected the item(s) above, please accept our appreciation and disregard this letter.

Thank you for your cooperation in this matter. Should you have any questions, please feel free to call me at the number above.

Sincerely,

Lolita Clark

Covenants Director

CC: Unit File/Read Filee

