

REPORTS

Committee Reports

A&PB Committee Report

January 14, 2026

The A&PB held their monthly on Wednesday, January 14, 2025, via Zoom. In attendance were:

Committee Members:

Member	Role	Present/Not Present
Gary Hucka	Chair	Present
Paula Martori	Vice Chair	Present
Kate Mann	Committee Member	Present
Ann Wheaton	Committee Member	Present
Valerie Hassett	Committee Member	Present
Alexandria Swan	Committee Member	Present
Brian Mullins	Committee Member	Present
Scott Mulrooney	Board Liaison	Present
Dave Bush	Resident and BOD Member	Present

The committee's activities were as follows

1. The 2026 APB meeting schedule was reviewed
2. Verizon fiber building installation - Kate Mann provided a verbal update on the status of the proposed Verizon fiber build. The action will be to meet on Friday, January 16th with Verizon to review the Parkfairfax comments on the Verizon proposal.
3. The Window Specification and diagrams were discussed and revised. The bay window diagram was finalized. The Window Specifications will be conformed to the window types and terminology shown on the diagrams. The schedule is to have the Window Specifications and diagrams ready for review by Parkfairfax BOD at the February Board Meeting.
4. The format and schedule for the February meeting on February 12th was discussed. The highlights are:

Zoom and in-person format

Invite the Covenants Committee and the committee's Board Liaison

Invite two HVAC Contractors and two electricians to the first hour of the meeting to discuss the following for the first hour of the meeting:

- Are the existing HVAC specifications and conditions found in the field consistent and coordinated. If not, what and where are the conflicts between the HVAC specifications and the field conditions
- Where do you see opportunities to streamline the approval and installation of the mini-split systems in Parkfairfax
- What changes are coming to the manufacturer's equipment such, size, power requirements and/or clearance requirements for the outdoor units.

The last ½ of the meeting will be with only the APB and Covenant member and others residence that have joint to recap the comments from the contractors.

Meeting adjourned at approximately 9:10 PM.

Covenants Committee January 13, 2026

Anita van Breda

Attendees:

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

Applications Considered

Non-Routine Change	Address	Action Taken	Comments
HAVC Mini Split System	3672 Gunston Road	Approved	The correct location data to be uploaded the file.
HAVC Mini Split System	1736 Preston	Approved	With stipulation missing snowbirds payment is received and final mechanical and electric permit is uploaded to file. The correct location data to be uploaded the file.
Patio	3358 Martha Custis	Approved	With stipulation Miss Utility information is uploaded to the file and expected completion date is noted in the file.
Patio	3731 Holmes La	Approved	
Wooden Deck	1412 Martha Custis	Approved	With stipulation Brian Mullins contractor license is uploaded to file; existing photo of area uploaded to application; diagram is updated showing slope and 2% grade.

Other Matters:

1. Congratulations Eric Keber and Angel Rivera for their reappointment.
2. Katie Kight, GM will attend the Feb Covenants meeting.
3. Reminder APB request for CC to attend Feb 11 meeting for HVAC regulation update review.
4. The CC discussed options for a Spring Ask us Anything session for the community.

PARKFAIRFAX FINANCE COMMITTEE MEETING

January 8, 2026

Attendees: Committee Members: Greg Drone, Gary Hucka, Tim Buzby
Guests: Robin Davis, Treasurer, Katie Kight, GM

Status of Reserve Account

As of October 2025, the Reserve Account balance (\$7,627,320) is \$5,387,589 above the DMA Reserve Study recommended Threshold (\$2,239,731) or \$3,327,320 above the Miller Dodson Reserve Study recommended Threshold of \$4,300,000.

The Finance Committee recommends developing a repair plan to address parts of the property that are currently in poor condition (Miller Dodson 2025). Investing in these repairs will not only lead to improving the safety and appearance of the property but will also bring the reserve fund balance in line with the recommended thresholds.

This can be achieved by developing a \$3-5M repair plan. Implemented over one or two years, much needed repairs can be completed and the fund balance would be restored to the recommended threshold. The repair plan would be in addition to the current annual spending for repairs (approx. \$4M).

Budget Workshop:

The Finance Committee suggests changes to the Budget Workshop to improve the productivity of the meeting.

1. Reduce the meeting to three hours.
2. Increase the role of management in conducting the meeting. This is an opportunity for our professional team to lay out their goals for the next budget year and review what is needed from the community to meet their goals.

Parkfairfax Condominium

Landscape Committee Report

January 2026

Garden Reflector System Implementation

The committee reviewed the new reflector system, which will replace the yellow stakes for designating homeowner-maintained gardens. The system uses 3-foot tall plastic disc reflectors on metal rods and is familiar to the Lancaster (our new contractor) from their work in Fairlington. The system aims to provide clear communication to the contractor and is needed by the end of February before major landscape work begins.

- Homeowners must fill out a form specifying garden locations and pick up reflectors from the office.
- One reflector is needed per garden bed, regardless of size or shared maintenance arrangements. The committee suggested creating sandwich board signs to promote awareness beyond e-blasts and forum articles.

Tree Planting Initiative

Management proposed planting 20 new hardwood trees (4 oaks, 1 sweet gum) in street-facing locations in spring 2025 to utilize the current fiscal year budget.

- The committee expressed a desire to increase this number to better comply with the replacement rules (60% replacement of those trees removed in a fiscal year with over half to be hardwood varieties). All proposed trees are hardwoods (Northern Red Oak, Willow Oak, Scarlet Oak).
- The committee decided to request 30 hardwood trees from Management instead of the proposed 20, aiming for planting by March 15th at the latest.
- The need to establish a tree adoption program management was also noted. Clarification on previous board approval for an American holly tree for Washington Island is still pending.

Upcoming Events Planning

The committee debated the location for the Landscape Cafe, with a preference for the community room based on last year's success over the Coryell pool tent. Coordination with the Activities Committee chair, Karen, is needed for timing, especially concerning the Home and Garden Tour. Other planned events include a Mimosa under the Mimosa tree event and a turtle walk. There was discussion about potentially separating the Landscape Cafe from the Home and Garden Tour to different weekends.

Staff Meetings and Communication

Management has been invited to attend an upcoming committee meeting (most likely in March). The committee emphasized maintaining a positive and collaborative tone with the new staff members. Discussion also touched on re-establishing quarterly meetings with the landscape director, following past practice.

The meeting concluded at approximately 8:27 PM.

Recreation Committee Report

January 21, 2026

The Recreation Committee met at 7:00 p.m. on January 5, 2026, via Zoom.

Members:

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

Guests:

none

Liaison:

Jim Wicker

Discussion:

1. Pool

The Committee discussed the draft pool survey, and further editing occurred via email. We are appending a copy of the survey to this report for the Board's review.

2. Gym

The Committee discussed the draft gym survey, and further editing occurred via email and with input from Gary Hucka, Chair of the A&PB. We are appending a copy of the survey to this report for the Board's review.

The Committee also decided to make the gym the focus of its February meeting. We will promote it as such, and hope that more members of the community may come to provide their thoughts about this amenity.

Personal Thoughts:

The Recreation Committee grieves the loss of one of its members, Neel Lassetter, who passed away in October 2025. He joined the Committee earlier that year, and was instrumental in creating last year's pool schedule, bringing a joyful attitude, and dubbing us the "good news committee."

Parkfairfax Pool Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

Please take a few minutes to provide feedback to 19 questions about your experience during the 2025 pool season. The Recreation Committee will prepare recommendations to Management and the Board of Directors about the 2026 pool season (policies, rules, hours, etc.), and we would love to incorporate your suggestions and address your concerns. The pool survey will be open for the next two weeks, until [insert date]. We are most grateful for your participation!

1. Which pool do you go to most often? *Select one.*

- a. Coryell.
- b. Lyons.
- c. Martha Custis.
- d. I don't go to the pool.

2. Which pool do you go to second-most often? *Select one.*

- a. Coryell.
- b. Lyons.
- c. Martha Custis.
- d. I only go to one pool.
- e. I don't go to the pool.

3. How often did you typically go to the pools during the 2025 pool season? *Select one.*

- a. More than 4 times per week.
- b. 1-3 times per week.
- c. 1-3 times per month.
- d. 1-3 times last season.
- e. 0 times last season.

4. Last summer, some residents were frustrated by all pools being closed on Wednesdays. This question seeks your input on scheduling (whilst trying to stay within the budget).

For purposes of answering this question, assume that all pools will be open on the weekends and that Martha Custis will be closed on Wednesday. In other words, this question asks you only about weekday hours at Lyons Lane and Coryell pools.

Please rank these options according to your preference:

- a. Maintain last year's schedule: Keep all pools closed on Wednesdays, and close Coryell on Tuesday and Lyons Lane on Thursday.
- b. Close Lyons Lane Monday and Thursday, and Coryell Tuesday and Friday.
- c. Close Coryell on Monday and Thursday, and Lyons Lane Tuesday and Friday.
- d. I don't like any of these choices; raise the budget, please.
- e. No opinion or not applicable.

Parkfairfax Pool Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

5. Were you ever denied entrance to a pool due to it reaching capacity? Select as many answers are as appropriate.

- a. Yes – Martha Custis.
- b. Yes – Lyons.
- c. Yes – Coryell.
- d. No.

6. How do you rate the quality of the pools and pool houses?

- a. Great.
- b. Adequate.
- c. Poor.
- d. No opinion or not applicable.

7. Was the pool shade adequate?

- a. Yes.
- b. No, we need more trees.
- c. No, we need more umbrellas.
- d. No, we need both B and C.
- e. No opinion or not applicable.

8. If the Recreation Committee were to host any of these events in the next season, please select the events that would be of interest to you. Select as many as you like.

- a. Movie night in/at the pool.
- b. Kids' day at the pool, including pool races, other games, etc.
- c. Adult happy hour (near the pool).
- d. A volleyball tournament.
- e. Other (write in).
- f. No opinion or not applicable.

9. If there were a movie night or happy hour at the pool, would you be willing to pay a nominal fee to help fund it?

- a. Yes
- b. No.
- c. No opinion or not applicable.

10. Did you take advantage of this season's extended hours?

- a. Yes, on Monday or Thursday mornings at Martha Custis.
- b. Yes, on weekday evening hours up to 8:00 pm.
- c. Yes, I took advantage of both early morning and later evening hours (a & b).
- d. No, I wasn't able to take advantage of the extended hours.

Parkfairfax Pool Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

- e. No opinion or not applicable.

11. What are your thoughts about designating one pool as a “Quiet Pool” (i.e., no splashing, loud talking, playing of music, etc.) on weekdays (Monday through Friday)? (select as many as are appropriate)

- a. Yes. Choose Coryell.
- b. Yes. Choose Lyons.
- c. Yes. Choose Martha Custis.
- d. Yes, before 5pm only.
- f. No opinion or not applicable.

12. If any of these options were to be considered for the 2026 pool season, please select the ones that you would personally be interested in taking advantage of:

- a. Designating a “Quiet Pool.”
- b. Offering swimming lessons for children.
- c. Offering exercise classes for adults.
- d. No opinion or not applicable.

13. If swimming lessons or exercise classes were offered, would you be willing to pay a nominal fee to help fund it?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

14. Please indicate your biggest concerns regarding the 2025 pool season. Select up to three answers.

- a. No concerns; the pools are great!
- b. Pool house safety (e.g., standing water in bathrooms, etc.).
- c. Pool house cleanliness.
- d. Concerns about lifeguard training (e.g., not being aware of rules or role).
- e. Safety concerns with lifeguards taking care of the pools / watching swimmers.
- f. Issues with inappropriate toys and/or oversized floaties for pool space.
- g. Issues with rowdiness / lack of consideration by others when sharing pools.
- h. Issues with residents or their guests not following pool rules /policies.
- i. Other (*write in*).
- j. No opinion or not applicable.

15. What is your demographic of your condo? Select up to two answers.

- a. One adult.
- b. Two adults.
- c. Three adults.

Parkfairfax Pool Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

- d. Four adults.
- e. One child.
- f. Two children.
- g. Three children.
- h. Four or more children.

16. How old will your children be for the 2026 pool season? *Select as many answers are as applicable.*

- a. No children.
- b. Under the age of two years old.
- c. 3 – 4 years old.
- d. 5 – 6 years old.
- e. 7 – 8 years old.
- f. 9 – 10 years old.
- g. 11 – 12 years old.
- h. 13 years old.
- i. 14 – 15 years old.
- j. 16 – 17 years old.
- k. 18 years old or older.

17. Do you use a baby pool?

- a. Yes – Martha Custis.
- b. Yes – Lyons Lane.
- c. No.

18. If you are open to the Recreation Committee following up with you about any of your responses, please provide your email address. *(write in)*

19. Please share any other comments you may have. Thanks! *(write in)*

Parkfairfax Fitness Center 2026 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

Please take a few minutes to provide feedback to 25 questions about your experience with the Parkfairfax gym/exercise facility. The Recreation Committee is preparing recommendations for the Management and the Board of Directors about gym/exercise facility, and we would love to incorporate your suggestions and address your concerns. The survey will be open for the next three weeks, until [insert date]. Thank you for your participation!

1. How often do you use the Parkfairfax fitness center?

- a. 4 or more times a week.
- b. 1 – 3 times per week.
- c. A few times per month.
- d. A few times a year.
- e. Never.

2. If never, why not? (Select as many as are applicable.)

- a. Unaware of the gym's existence.
- b. Have membership at another gym or exercise studio.
- c. Due to the quality of equipment.
- d. Unable to get the desired quality of workout.
- e. Can't use a personal trainer.
- f. Due to over-crowding.
- g. Due to safety concerns.
- h. Due to not being able to access equipment on the second floor.
- i. No opinion or not applicable.
- j. Other (*write in*).

3. When is your preferred time to use the gym?

- a. Morning (6:00 am - 9:00 am).
- b. Mid-morning (9:00 am – 12:00 pm).
- c. Afternoon (12:00 pm – 4:00 pm).
- d. Evening (4:00 pm – 7:00 pm).
- e. Late evening (7:00 pm – 10:00 pm).
- f. No opinion or not applicable.

4. Would you use the gym between 5:00 and 6:00 am if it were to open at 5:00 am?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

Parkfairfax Fitness Center 2026 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

5. What do you like about the gym amenity? (Select as many as are applicable.)

- a. Convenience.
- b. Cost included in my condo fee.
- c. Walkability.
- d. Having a back-up bathroom to use while my unit is renovated, water is out, etc.
- e. I do not use the gym facility.
- f. Other (*write in*).

6. Would you rate the overall quality of the gym and maintenance of the equipment?

- a. Excellent.
- b. Good.
- c. Fair.
- d. Poor.
- e. No opinion or not applicable.

7. Do you ever have to wait to use certain equipment? (Select all that apply.)

- a. Yes, the treadmill.
- b. Yes, the upright bike.
- c. Yes, the recumbent bike.
- d. Other (*write in*).
- e. No or not applicable.

8. Do you use the ballet bar upstairs?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

9. Do you use the sandbag?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

10. Do you use the slam ball?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

Parkfairfax Fitness Center 2026 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

11. Do you use the bosu ball?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

12. Do you use the stability ball?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

13. Do you use the locker room upstairs?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

14. Do you shower at the gym?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

15. Would you use a straight bar or hex bar with plates if that were available?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

16. Would you use a squat rack/bench press set up if that were available?

- a. Yes.
- b. No.
- c. No opinion or not applicable.

17. Please list the equipment you regularly use. (write in)

18. Please list the equipment you never use at the gym. (write in)

19. What types of equipment would you like to see that aren't there? (write in)

20. What would be your first priority in improving the fitness center? (write in)

Parkfairfax Fitness Center 2026 Survey

This survey is intended for information-gathering purposes only. Please submit one response per unit. Thank you.

21. If funding permitted renovation, how would you treat the bathrooms (select up to two answers):

- a. Leave the bathroom upstairs as it currently exists.
- b. Leave the bathroom downstairs as it currently exists.
- c. Remove the bathtub upstairs and shift the wall to increase the usable space in the exercise area.
- d. Remove the bathtub downstairs and shift the wall to increase the usable space in the exercise area.
- e. Renovate the bathroom downstairs to create an ADA-compliant bathroom with a shower.
- f. No opinion or not applicable.

22. Are the gym rules being followed?

- a. Yes.
- b. No, personal training is happening at the gym.
- c. No, people under the age of 18 are using the facility.
- d. No, people are bringing in more than one guest at a time.
- e. No, people do not clean off their machines after working out.
- f. No, people are playing loud music.
- g. Other (*write in*).
- h. No opinion or not applicable.

23. How many adults in your unit use the gym?

- a. 0.
- b. 1.
- c. 2.
- d. 3.
- e. 4.

24. What is the age of the resident who uses the facility? (Select as many as are applicable.)

- a. 18 – 34 years old.
- b. 35 – 49 years old.
- c. 50 – 65 years old.
- d. 66 or older.
- e. No opinion or not applicable.

25. Your feedback is invaluable. Do you have any other comments or suggestions? (*write in*)

Dana Cross

From: bob2@comcast.net
Sent: Thursday, January 8, 2026 3:35 PM
To: Dana Cross
Cc: Bob Gronenberg
Subject: Minutes of 5 January 2026 Parkfairfax Transportation and Land Use Committee (TLUC)

The TLUC convened its first meeting of 2026 on 05 January in the Community Room.

The evening began with a moment of silence to remember a longtime member of the TLUC and other committees, TLUC Board Liaison and Ward 5 Director, Ms. Robin B. Woods. Robin passed away last November and is very much missed.

In addition to the usual members, several Ward 1 residents dropped in to discuss parking on Valley Drive in the vicinity of the Charles Barrett Elementary School. They reported that, due to parking restrictions on the west side of Valley, school faculty routinely park on the east side competing with Parkfairfax residents. It was also mentioned that there is occasional overflow parking from the Lloyd Apartments and residences on W. Glebe Rd. The Ward 1 residents will seek support from the Parkfairfax Board of Directors to request the Alexandria Traffic and Parking Board remove varioius parking restrictions from the west side of Valley to increase the number of spaces available for daytime parking.

Additional measures considered to alleviate the parking shortage would be to allow school faculty to use the Parkfairfax common element parking adjacent to the Martha Custis Pool and to set aside an area in the Parc East lot for daytime teacher parking. I have approached the Parc East Board President with this request and am awaiting a response.

Even if these additional parking areas may be authorized, it should be noted that Valley Drive is a City street, and teachers and others may legally park there is they so choose. The oft-mentioned concept of permit parking for Parkfairfax was discussed, and could possibly be implemented for the Charles Barrett Elementary School vicinity, but given the lack of off-street parking, that would "push" school faculty to park farther south into the community, beyond the restricted area. Permit parking for all of Parkfairfax would require residents to purchase permits, complicate guest visits and not be all that effective due to the lack of nighttime enforcement. While the area near the school sees a surge in daytime parking, most areas of Parkfairfax experience parking issues in the evening and overnight, when the overwhelming majority of vehicles belong to our residents.

A related discussion centered around a legal opinion that, while the bylaws prohibit their transfer by sale, the Board could possibly reserve certain common element spaces for residents on a *temporary* basis and for a *reasonable* fee. There are two significant obstacles, however: Equity and Enforcement.

Equity: About three-quarters of the parking spaces in Parkfairfax are on City streets with fewer than 700 on the common elements under Parkfairfax control.

- Some residents on the “Lanes” and elsewhere open their front door to a common element parking space, similar to a 1950s motel on Route 66. They wonder why that space can’t be reserved for their use.
- Other residents, such as those on Mt. Eagle place, a very long City street with 162 spaces, have no common element parking nearby.
- Others live near an inlet parking lot, but parallel parking on a City street might be closer to their door. They might rent a space but prefer to park on the street, when available, and can do so legally. This would exacerbate the parking situation as the “reserved” spot would remain empty, while the resident claims two spaces!
- Given the fact that all unit owners pay the same condo fee (per sq. ft.), it would be a challenge to find an equitable scheme to allocate eligibility.

Enforcement: As previously mentioned, the parking shortage in Parkfairfax is most acute evenings and overnight, when the Office is closed.

- Unlike Fairlington Villages, Parkfairfax does not employ an after-hours Patrol Officer to respond to parking violations.
- Residents finding cars parked in their reserved space would have no recourse but to call a towing company, resulting in significant expense to their neighbor and charges of vigilantiism.
- A mix of reserved and unreserved spaces in our common element parking areas will result in confusion and unintentional violations. Pavement markings may be difficult to see, especially at night or when covered with leaves or snow.

Bottom Line: Given the wide disparity in common element parking configurations, the predominant reliance on City street parking and the lack of an effective enforcement mechanism, I believe it is the consensus of the TLUC that reserving common element parking for select residents is not recommended. If the Board wishes the TLUC to explore other options, we will be pleased to accommodate.

The next TLUC meeting will be 02 February 2026 at 7PM in the Community Room, irrespective of whether Punxsutawney Phil sees his shadow.

Best regards,

Bob Gronenberg

Chair

Parkfairfax Transportation and Land Use Committee