

Reports

General Manager Report

Parkfairfax Condominium

General Manager's Report – February 18, 2026

Snowstorm

As everyone is aware, on Sunday, January 25th, a historic snow and ice storm hit the DC-Metro region and grinded the entire area to a halt. Work related to the storm consumed a majority of the staff for over a week post storm and the snow and ice left on the ground prevented other work from being completed. We expect to have more robust reports next month.

From Action Item Report

2026 Annual Meeting: The Annual Meeting will be on April 15, 2026.

Applications are due Wednesday, March 11th

Meet the Candidate Night is Thursday, March 12th

2026/2025 Budget: Budget season is upon us.

- The Budget workshop was held on Saturday, January 21st
- Budget Hearing will be Wednesday, February 25, 2026 at 7:00 PM
- Final Budget Adoption will take place at the March Board of Directors Meeting, Wednesday, March 18, 2026 at 7:00 PM.

1340 Martha Custis – Field work was conducted at the end of October where soil samples were taken for testing. Results were provided at the end of November and forwarded to Walker for review. Triad's report noted that the underlying soils at test pit #2 have settled 1 to 2 inches along one side of the test pit. Triad also noted that the moisture content varied throughout test pit #1 location. Walker recommends the pavers of the patio bears on be compacted in an effort to help prevent settlement. Once this work is performed, Walker recommends that a periodic (every 3 months to start) spot-check elevation monitoring program of the patio as well as the first and second floor of the subject unit occur for a minimum of one (1) year in an effort to help determine if there is another contribution to the reported settlement of the patio at the subject unit.

February update: Management met onsite at the unit on January 6th with Walker and the contractor to discuss getting a proposal for the backfilling. In the midst of preparing the proposal, the contractor questioned the scope of work; we are now trying to determine if a geotechnical engineer needs to be involved.

Buildings 822 & 828: Triad Engineering provided their geotechnical report at the end of January and Walker Engineering completed their construction documents shortly after and provided to Parkfairfax the first week of February. Parkfairfax will take these documents and bid the work out, in hopes of having proposals to review at the March 2026 Board meeting. Additionally, a meeting was held on February 12th with all residents of Buildings 822 and 828 invited to learn more about what to expect for this upcoming project. The Board President, Director of Operations, General Manager, Board Member Jim Wicker, and a representative from Walker Engineer were on hand to provide insight and answer questions.

Buildium: Management continues to work with Buildium on “fixing” the system so that it will make more efficient systems and processes with the Parkfairfax Teams. Management has sought input from the staff that use it on a daily basis. This project was temporarily put on hold until the transition of management companies and the draft FY 26/27 Budget could be completed.

Fire Alarm Testing: On March 9th and 10th, the fire alarms in the association owned buildings will be tested. Notices will be sent to the residents.

Insurance: Four of the five policies Parkfairfax has will renew on April 1st. Jim Pates will attend the March 18th Board Meeting to go over the policy renewals.

Landscaping Contract: All landscaping work was put on hold and Lancaster expects to return to the Community the week of February 17th.

Management Contract: The transition to FirstService Residential took place on February 1st, with an email going out January 30th and packets going out February 2nd to unit owners. This has been a rocky transition and Management is aware of the issues that have come up. There have been multiple discussions between Management and leadership at FSR regarding the ongoing issues with the transition. Additional information was sent to unit owners on February 12th via email from FSR about paying assessments online thru ClickPay.

Trees: No tree took place this month. Next tree work is scheduled for the week of February 17th.

Valley Drive Tennis Courts –Area Safe & Lock was out in late January to replace the locks on the bathroom due to the vandalism in early January.

Window Inspections: The Parkfairfax staff is currently working on window inspections for all association owned dwellings (laundry rooms, gym, management office, buildings at the Yard) and compiling a list of windows that should be replaced. These inspections were put on hold and we expect them to be finished by early March.

2026 Inspections: In an effort to take a more proactive approach to maintenance around the community, Management and Operations are working on a schedule for numerous inspections to take place this year. Inspections that will be conducted in 2026 are: laundry rooms, windows in all association owned dwellings, attics, stoops / railings, and concrete sidewalks.