

# **Reports**

Maintenance Report

## **MAINTENANCE REPORT**

**March 6, 2026**

### **EMERGENCY WORK PERFORMED**

- February 20, 2026, Bldg. 913/1651 AC unit smoke damage

### **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.

- Plumbers continue to check boiler rooms and heaters for leaks.
- Trash Compactors
- Staff continue to clear storm drains in assigned areas.
- Sealing squirrel access points

### **CONTRACTED REPAIRS**

- February 3, 2026. Bldg. 308 Gas Line Replacement
- February 3, 2026. Bldg. 309 Gas Line Replacement
- February 20, 2026, A Pool Charging Station Repair
- February 23, 2026. Bldg. 310 Gas Line Replacement
- February 23, 2026. Bldg. 311 Gas Line Replacement
- February 24, 2026. Bldg. 951 Trim Replacement
- February 24, 2026. Bldg. 953 Trim Replacement
- February 25, 2026. Bldg. 923 Transformer Replaced
- February 25, 2026. Bldg. 923/3501 Waterproof
- February 25, 2026. Bldg. 963/1568 Waterproof
- February 26, 2026. Main Storm Drain Cleaning & Repairs
- February 26, 2026. Bldg. 701 Transformer Replaced
- February 26, 2026. Bldg. 703 Transformer Replaced
- February 27, 2026. 926/3646 Sika Patch Step

### **INSPECTIONS**

- Bldg.811/1650 Preston
- Terracotta roofing tile inspection.
- Association Owned Window Inspection
- American Water
- Split Systems
- Fire Marshal
- Attic Inspections
- Declining Stoops inspection
- Parking inlet inspection
- Vinyl fencing inspection
- Asphalt and concrete inspection
- Crawlspace gas line inspection
- Building trim inspection
- Nighttime lighting inspection

### **Additional Work Performed**

- Ms. Utility 311 Locator Training
- Monthly Safety Meeting
- 527/1340 Soil Testing
- Submitted Utility Plan to Verizon

## MAJOR PROJECTS

Gas Pipe 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. 216 buildings left for the completion of this project. 69 buildings have been completed

**The following buildings need Gas Line Replacement. Work is in progress**

312	524	704	738	834	919	954
313	526	705	739	835	920	955
314	527	706	801	836	921	956
315	530	707	802	837	922	957
316	531	708	803	838	923	958
317	532	709	804	839	924	959
401	533	710	805	840	925	960
402	534	711	806	841	926	961
403	535	712	807	842	928	962
404	536	713	808	843	929	963
405	537	714	809	844	930	964
501	538	715	810	845	931	965
502	539	716	811	847	933	966
503	540	717	812	848	934	967
504	542	718	813	849	935	968
506	543	719	814	850	936	970
507	544	720	815	901	937	971
508	545	721	817	902	938	972
509	546	722	818	903	939	
510	547	723	819	904	940	
511	548	725	820	905	941	
512	549	726	821	906	942	
513	550	727	822	907	943	
514	602	728	824	908	944	
515	603	729	825	909	945	
516	604	730	826	910	946	
517	605	731	827	911	947	
518	606	732	828	913	948	
519	607	733	829	914	949	
520	608	734	830	915	950	
521	701	735	831	916	951	
522	702	736	832	917	952	
523	703	737	833	918	953	

**TOTAL = 216**

Ward 5 Wood Trim Replacement: The Association is undergoing a multi-year project to replace the building wood trim with PVC. This project is being funded through Reserves Account. Completion is based on funds allocated to this project. 103 buildings are left for the completion of all Wards. This work is in progress in Ward 5

**Buildings in Ward 5/2025 that were not completed, In-Progress or scheduled.**

950	966	949	943	937	931
960	970	947	941	935	948
962	967	945	939	933	

**Total 17**

**Continuation of Buildings that need trim replacement in Ward 5 FY2025**

803	809	819
804	811	821
805	813	823
806	815	825
807	817	802

**Total=15**

**Buildings that need trim replacement in Ward 3 FY2026**

706	715	724	732
707	717	725	733
708	718	726	734
709	719	727	735
710	720	728	736
711	721	729	737
713	722	730	739
714	723	731	704

**Total = 32**

**Buildings that need trim replacement in Ward 4 FY2027**

216	227	814	830	837	
220	228	816	831	838	
221	229	818	832	841	847
223	230	820	833	843	850
224	808	826	834	844	850
225	810	828	835	845	218
226	812	829	836	846	

**Total=39**

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.**

Community Wide Potholes:

**Potholes on City-Owned Streets that have been reported for repairs:**

- 1413 Martha Custis Drive
- 1425 Martha Custis Drive
- 3590 Martha Custis Drive
- 3128 Martha Custis Drive
- 1018 Valley Drive
- 1116 Valley Drive
- 3220 Wellington Rd
- 1637 Preston Rd

**Potholes on Association-Owned Streets that will be repaired by Parkfairfax:**

- Maintenance Yard
- 3322 Gunston Rd
- 3424 Gunston Rd
- 3741 Gunston
- 3600 Greenway Pl
- 3619 Greenway Pl
- 3620 Greenway Pl
- 1300 Martha Custis Drive
- 1314 Martha Custis Drive
- 1411 Martha Custis Drive
- 3124 Martha Custis Drive
- 3432 Martha Custis Drive

**Anticipated Work Coming Up**

- Bldg. 811/1650 Concrete Slab/Shore-up
- Bldg. 822 and 828 Settlement Repairs
- Annual Respirator Fit Testing
- Asphalt repairs
- Ward 5 Trim Replacement (In -Progress)
- Association owned Hydrant Replacement/Ravensworth Pl
- Pool A Replace Variable Speed Drive
- Gas line replacement
- Building Stoop Replacement
- Maintenance Yard Office Repairs
- Heat Pump Replacement/Carpentry Shop
- Bldg. 919/1670 LUX, Grounds Stabilization (Inspection)
- 2026 Ward 3 Painting
- 2026 Ward 3 Trim Replacement

**Landscaping Report  
March 2026**

- Ryans Landscaping pruned dead limbs and branches damaging rooftops at:
  - 3102 Ravensworth
  - 1648 Preston
  - 1741 Preston
  - 3116 Ravensworth
  - 3416-3422 Martha Custis
  - 3733 Lyons Lane
  - 3735 Gunston
  - 1906 Ripon
  - 1640 Mt Eagle
  - 3308 Martha Custis
- Lancaster Landscape started spring clean-up 3/4/26
- Extensive turf repairs conducted due to snow removal damage
- Ivy removal and drainage work at building #902
- Removed deteriorated steps and started construction of new steps behind building #726
- Sent New Holland backhoe to the shop for repairs
- Misc pruning and cut back of snow damaged shrubs