

Reports

General Manager Report

Parkfairfax Condominium

General Manager's Report – April 22, 2026

Assessments: New assessment amounts will take effect June 1, 2026. Not everyone will receive a coupon book for the new fiscal year.

1. Owners who mail in a physical check will receive a coupon book in May that includes 12 coupons for the full fiscal year.
2. Owners enrolled in automatic payments through ClickPay will **not** receive coupon books.
 - If autopay is set to pay the **full account balance**, the new monthly amount will automatically update in June.
 - If autopay is set to pay a **specific amount**, the owner will need to log in and update the payment amount themselves.
3. Owners using Bill Pay through their personal bank will **not** receive coupon books and will need to update the payment amount directly through their bank.

Comcast Contract: Parkfairfax has five individual contracts with Comcast. (One for the management office, one for the maintenance yard, and one for each pool). All contracts were negotiated and renewed with a \$5,987.70 annual savings overall. This was possible because in previous years, the phone and internet were left on all year at each pool and Parkfairfax was paying monthly fees for that. New contracts will allow Parkfairfax to shut down the internet and phone services at each pool after the season is completed and reconnect the services before the pool season begins.

Landscaping: There was a very successful kickoff meeting with Lancaster Landscapes, Parkfairfax Management, and the Landscape Committee on April 10th. Lancaster was very receptive to the feedback we gave them and they noted some of their own questions and concerns. They will also be providing a monthly schedule for landscape work that we will publish in the monthly newsletter.

Pools: Management has met with the head of High Sierra Pools, conducted a walk through of all the pools with the head of the Rec Committee, and had punch list walk thrus with Director of Operations to ensure the pools are getting prepped and ready for Memorial Day Weekend. Information about hours, schedules, and rules will be published in the May newsletter and additionally sent via email blasts.

Additionally – the board will need to decide by June 30, 2026, if they want to extend the pool season this year without escalated rates.

Resales: In March, there were 9 Resale packets completed.

Reserve Study: Reserve Advisors will be onsite conducting their site inspection the first week of May and plan to have the preliminary first draft of the new study in by the first week of June.

Streetlights: As some residents have reached out to inquire about, some areas of the Community have had streetlights out or lights blinking erratically for weeks at a time. This is a project being conducted by a subcontract of Dominion. Management has not been briefed or notified about anything regarding this project. If residents have concerns, they should reach out to Dominion directly.

Trash Contract: Capitol Services informed Management on April 12th that due to the increase of dump fee in Arlington / Alexandria, our rate per ton increased by \$3.11 per ton. Parkfairfax dumps 236 tons per month, so the monthly trash invoice will be increasing by \$733.96 per month or \$8,807.52 per fiscal year.

Trees: 30 new trees will be planted throughout the Community on Wednesday, April 22nd, which is Earth Day. These trees will be the first new trees to be planted throughout the community in an effort to replace trees that have been removed over the last few years. We plan to plant additional trees in the Fall as well. Additionally, more trimming and pruning on trees throughout the Community with work scheduled in early and mid-May already.

Vehicles: The association vehicles continue to receive necessary repairs in order to maintain a working fleet. Initially planned on having all repairs completed by the end of May (so in the current fiscal year), it is likely that some repairs will carry over into the new fiscal year.

Reserve Projects

Roof Replacements: Thus far, the roofs have been replaced for Buildings 510 and 403. Building 313 is approximately halfway completed. Buildings 969, 928, and 827 will be completed by early June (weather dependent). The work is being completed at a much faster pace than originally planned. The roofing contractor is currently preparing a proposal for the next 6 roofs to be completed.

Buildings 822 & 828: Parkfairfax Management, Walker Consultants, and the head of Avon construction met in early April to have an initial kickoff meeting to discuss this project. Right now, the contractor is awaiting the permits to set the full project schedule, but we believe the work will commence in mid to late summer. The residents of the two buildings have been notified and a kickoff meeting with the residents will take place once the permits are received and a schedule is set.