

Reports

General Manager Report

Parkfairfax Condominium

General Manager's Report – May, 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.

2026 Reserve Study: The onsite inspection for the new Reserve Study took place on May 14 & 15. The General Manager and Director of Operations provided general community information, as well as historical data regarding maintenance and replacement projects. We expect to get the initial draft of the Reserve Study in mid-June.

Pools: The pools open on Saturday, May 23rd. Over the last two months, many walk-thrus have been conducted (including a night light inspection), with Parkfairfax and High Sierra staff working on various items at each pool. All pools passed the annual health inspection in the first week of May. High Sierra provided a list of supplies needed at each pool for the 2026 season and contracts were signed. The wading pool chlorine feeder was replaced at Pool A; the pool pump was repaired at Pool B; the exterior lights are currently being repaired at Pool C. Additionally – railings have been installed at the high steps at Pool C; all showers will have shower curtains; mirrors have been installed in all bathrooms; the door hinges on the bathroom stalls in the Women's Bathroom at Pool A have been reversed. Bike racks will be installed at Pools A & B (but will more than likely be completed after Opening Weekend).

As a reminder, the Board will need to decide at the June Board Meeting whether they want to extend the pool season past Labor Day weekend to lock in the current lifeguard rates.

Bikes: As a reminder to residents in the Community – 2026 bike stickers are required by June 1st. Parkfairfax staff will be conducting bike inspections starting Tuesday, June 2nd and tagging all bikes that do not have current stickers.

Fannie Mae Loan Approval: Parkfairfax was informed they had lost approval for Fannie Mae loans on May 11th. By May 14th, multiple lenders had confirmed the approval had been reinstated. The issue was due to notes regarding roof deficiencies in the Miller Dodson reserve study (which is required to be part of Resale Packets). A lengthy email was sent, providing details of the roof

replacement project (completed and planned), along with details regarding roofing materials and warranty information and this seemed to suffice Fannie.

Resales: In April, there were 16 Resale packets completed.

Vehicles: The association vehicles continue to receive necessary repairs in order to maintain a working fleet. At this time, half the vehicles have had necessary work completed. We expect all repairs for the vehicles to be completed by the end of June, excluding two trucks that need body work.

Reserve Projects

Roof Replacements: Thus far, the roofs have been replaced for Buildings 510, 403, 313, and 969. Building 328 is approximately halfway completed. Only Building 827 remains to be done; the contractor expects to start this around May 20th. The work is being completed at a much faster pace than originally planned. The roofing contractor has submitted a proposal for 6 roofs to be done in Fall 2026.

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. Permit was submitted in mid-April and the City is required to provide comments and requirements by mid-May. At the time of this report, we still 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.

Global Exterior Inspection: At the beginning of 2026, the Board approved the contractor for Walker to come out and inspect the exteriors of all buildings within the Community. Walker will be onsite the week of May 18th to conduct these inspections; we expect to get the report back by the end of June.