

Reports

General Manager Report

Parkfairfax Condominium

General Manager's Report – June 2026

2026 Reserve Study: The Reserve Study Specialist asked for additional financial information and historical information regarding projects at the beginning of June; he still expects to provide the initial draft by the end of June.

Pools: Despite the rain, wind, and subnormal temperatures, the pools opened Memorial Day Weekend. The card reader at Pool A and the card reader at Pool C have both now been repaired and are in working order. (Pool B's card reader never had an issue). The light pole that broke at Pool C has been replaced. The new bike racks for Pools A & B were ordered, but the wrong materials were shipped, but we expect to get these installed by the end of June.

The proposal for extending the pool season is included in this Board Book. It is based on what was contracted last year.

Management has located a company to order the 3 approved pool vacuums from. At the time of this report, there is not a known delivery date.

Landscaping: Management (along with the Board of Directors) received numerous emails and Buildium requests regarding landscaping related items from mid-April thru early June. We met with the President of the landscaping company the first week of June to discuss the comments, concerns, and complaints from residents. These were taken seriously and numerous items have already been addressed that were brought up.

Bikes: The notifications to the community worked and many residents applied for new bike permits over the month of May. Bike inspections have started and will continue to be conducted throughout the month of June.

Gym Hours: At the last Board Meeting, it was suggested that the hours of the Gym be revisited; after gathering additional information, Management's recommendation is to keep the hours from 6:00 AM – 10:00 PM as they are now. The gym is located in a building shared by residents. There are lights and noise from the gym that affect other residents.

Master Planning Proposals: At the previous Board Meeting, discussion of Master Planning proposals took place and requested at the June Board Meeting. After soliciting these proposals, it was requested that the new reserve study from Reserve Advisors be provided before proposals are submitted; proposals will be provided at the July Board Meeting

Electrical Panels: As of May 2026, management records show 376 units that still had outdated electrical panels. Letters were sent to all unit owners listed as having an old panel, indicating

they should consider replacement of the panels. Additionally, the GM and Board President held an information meeting over Zoom in early June to answer questions about this; at least 20 residents attended. After the initial letters were sent, approximately 20 unit owners reached out, informing us that their panels had been previously replaced and our records have been updated. We will send reminder letters periodically to remind unit owners about this.

Resales: In May, there were 10 Resale packets completed.

Vehicles: All mechanical repairs have been done to the association owned vehicles now. Three vans need body and seat repairs, which are being scheduled. While the total cost of repairs did go slightly over the budget for the fiscal year, all vehicles have been inspected and been repaired to ensure they are safe and in good working order for the staff.

Reserve Projects

Roof Replacements: All 6 roofs part of the Spring 2026 roof replacement project have been completed. The initial downpayment for the Fall 2026 roof replacement project has been submitted for payment for that the tiles can be made. (Tiles are made to order).

Over 42 pallets have been sent to Reclaimed Roofs in Delaware and we are awaiting on a reimbursement check for these tiles.

Additionally, a map has been added to the website to show the progress of the roof replacements throughout the community.

Buildings 822 & 828: After documentation was submitted to the City of Alexandria for permits, the City provided comments and a request for additional information on May 18th; none of the comments / requests were structurally related and minor enough that Walker was able to provide a response within 90-minutes of receiving the email from the City. The City has 30 days to provide the permits or request additional information; at the time of writing this report, we are still waiting on the next actions from the City.

Additionally, there was an onsite meeting with Parkfairfax staff, a representative from Walker Engineering, the General Contractor, and an arborist from Davey Trees in order to review the trees around both buildings and how they will affect the project. The team identified multiple trees around each building that will need to be removed in order for the project to be completed. We expect once the project is completed in 2027 that new trees will be planted.

Global Exterior Inspection: Two engineers from Walker were onsite for three days in mid-May to conduct their onsite assessment inspections of the buildings in Parkfairfax. The report is currently being worked on and we expect to receive it by the end of June.

Retaining Wall at Building 732: Walker Engineering provided specs for repairing the extremely large retaining wall by Building 732 (that did not require the wall to be knocked down and rebuilt completely). A contract with Almo Construction was signed in the beginning of June and worked commenced on Monday, June 8th.