

Reports

Maintenance Report

MAINTENANCE REPORT

June 5, 2026

EMERGENCY WORK PERFORMED

- May 6, 2026. Bldg. 938 Sewer line Replacement (E&G)

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.
- Staff continue to clear storm drains in assigned areas.
- Sealing squirrel access points

CONTRACTED REPAIRS

- May 1, 2026. Bldg. 928 Roof Replacement (Prime Roofing)
- May 15, 2026, Maintenance Yard Car Wash Swale (Almo Construction)
- May 15, 2026. Exercise Equipment PM Check & Repairs (LIV Unlimited)
- May 20, 2026. Bldg. 827 Roof Replacement (Prime Roofing)
- May 30, 2026. Pool B Hot Water Heater Replacement (E&G)

INSPECTIONS

- | | |
|---|-----------------------------------|
| • Pool inspections | • Fire Marshal |
| • Declining tree inspections (Arborist) | • Attic Inspections |
| • Terracotta roofing tile inspection. | • Declining Stoops inspection |
| • Association Owned Window Inspection | • Parking inlet inspection |
| • American Water Meter Inspection | • Vinyl fencing inspection |
| • Split Systems Inspection | • Asphalt and concrete inspection |
| | • Crawlspace gas line inspection |
| | • Building trim inspection |

Additional Work Performed

- May 12, 2026, Moved 16 Pallets of roof tiles to Maintenance Yard (Prime Roofing)
- Ward 5 Trim Replacement (Kolas)
- Submitted Utility Plan to Verizon
- Pools A, B, C Bath house upgrades (Parkfairfax Team)

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. No new replacements were completed in the past month due to waiting on permits.

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. 85 buildings are left for the completion of all Wards. This work is in progress in Ward 5

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.

Gutter Guard: The Association is undergoing a multi-year project to replace foam guard with a stainless rhino guard. This project is being funded through Reserves Account and replacement is on as needed basis. Complete.

Anticipated Work Coming Up

- Bldg. 822 and 828 Settlement Repairs
- 401/1401 Martha Custis Unit Upgrades
- Martha Custis Tennis Court Back Board
- J.D Rellek Gas Pressure Testing
- Pool C Pole lighting repair
- Pools A&B Bike Racks
- Gym Door Buzzer
- Bike Donations
- Annual Respirator Fit Testing
- Asphalt repairs
- Ward 5 Trim Replacement (In -Progress)
- Gas line replacement (on-going project)
- Building Stoop Replacement (on-going project)
- Maintenance Yard Office Repairs
- Bldg. 527/1340 MC, Grounds Stabilization/Patio
- Bldg. 919/1670 LUX, Grounds Stabilization
- 2026 Ward 3 Trim Replacement
- Bldg. 732 Retainer Wall Repair

Pool B Gazebo Painting

Before



After



Building 809/Laundry Room Flagstone Steps

Before



After



Pool A/ Heater Replacement

Before



After

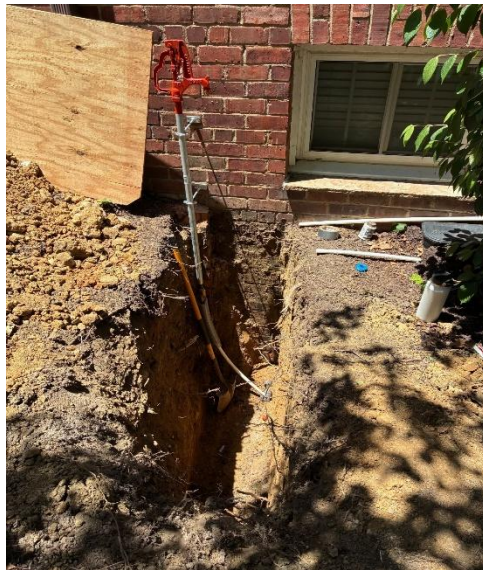


Building 502 Hydrant Installation

Before



After



Landscape Report – June 2026

Parkfairfax Staff

- Constructed berm to divert runoff away from patios at Building #903
- Drainage work at Building #902
- Installed new flowers and new plants in front of Pool A
- Installed flowers at Pool B & Pool C
- Installed gravel at entrance walkways of Pool B & Pool C to prevent erosion

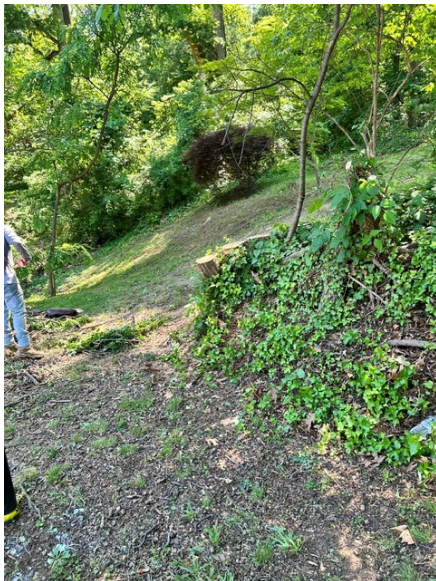
Lancaster Landscapers

- Completed mulching around community
- Tot lots mulched
- Started pruning / shearing week of June 8th
- Routine mowing

Tree Companies

- Tree removals at
 - Buildings #514, #544, #923, #848, #920,
 - 3141 Martha Custis
 - 3258 Valley
 - 1602 Fitzgerald
 - Pool C
- Tree pruning at
 - Buildings #946, #822, #830, #965
 - 3108 Martha Custis
 - 1216 Martha Custis

Pool C



1602 Fitzgerald

