

Reports

Committee Reports

Committee Members:

Member	Role	Present/Not Present
Gary Hucka	Chair	Present
Kate Mann	Committee Member	Present
Ann Wheaton	Committee Member	Not Present
Valerie Hassett	Committee Member	Present
Alexandra Swan	Committee Member	Not Present
Brian Mullins	Committee Member	Present
Vacant	Committee Member	
Scott Mulrooney	Board Liaison	Present

Residents/Guests:

Resident/Guest	Concern	Title
None		

Meeting Minutes - Start 7:16 PM:

1. Update on Verizon Fiber Project: K Mann Revised proposal received from Verizon. Committee is reviewing
2. Tempered Glass Revision to the Window Specifications: Draft language has been approved by the APB. Updating the window specs and checking the grammar and format will be done over the next two weeks. The revised window specs will be forwarded to Lolita and Dana to post the revised window specs.
3. Parkfairfax Signage Plan for Community - Proposed path forward:
 - APB to provide Design Development scope type document for bidding to signage consultants.
 - Existing address signs will be inventoried with location and existing condition noted.
 - Once the inventory is completed the options for the proposed updated signs will be developed.(Note: Scott will provide input on when the Parkfairfax BOD input is required.
 - Once the inventory and proposed signage format is completed, bids will be obtained from signage consultants to provide the following scope:
 - Provide input on proposed locations, sign design and propose mounting criteria
 - Provide code review for conformance to all applicable codes
 - Provide rendering of typical sign and actual size paper mock-up for review prior to bidding.
 - Provide budget pricing on proposed package
 - Develop a bid package to go out to sign companies for pricing
 - Review pricing from sign companies
 - Review submittals and mock-up form selected signage company
 - Provide construction administration for the installation of the sign.
4. HVAC Specs: Path to move forward. Will add to July meeting agenda.

Adjourn Meeting at 8:25PM.

BUC Meeting Report – June 10, 2026

Present: Dan Ebeling, Cindy Engelhart, Scott Knudsen and Heather Rogers

Meeting called to order at 7:09 pm

Water Usage Database Updates: The database continues to be updated as we get new data. Jim regularly meets with Alonzo on a monthly basis to discuss problematic circuits.

Water Enhanced Monitoring Update: The next steps are for a meeting between Alonzo and BUC members, scheduling pending.

Bike Donation & Storage Enforcement Update: The advertisement for donations is in the June newsletter. There was no information if any bikes have been donated yet as the notification in the newsletter just went out. The bike donation collection is currently set for June and July but, if successful, it is possible that this will be done on a rolling basis.

Composting Updates: Dan will confirm if Monster Organics composting will be on the 6/17 board agenda when it comes out on Friday June 12th. It may be pushed out to a special board meeting with like items. Because it is a pilot program all committee members agreed it is worth pursuing.

Trash/Recycling Town Hall Update: Scott will be reaching out to our trash/recycling vendors to arrange a town hall about trash and recycling in September. The committee members agreed that it would be beneficial to include a list of acceptable recycling items in every monthly newsletter and the big trash pick up dates so residents can have a handy reference.

Trash/Recycling Comingling: Dan reported that the issue appears to have been improved. Per Dan, Katie has provided that the service providers are obligated to recycle as much as possible.

Tool Library Subcommittee Update: Cindy and Patrick are developing an invitation to the community to participate in the subcommittee. She anticipates having this completed in a couple of days.

Balcony Solar Intro: Dan presented (on behalf of Scott) that both houses in the Virginia State Assembly passed legislation allowing for balcony plug in solar panels. Once it is signed into law by Governor Spanberger, we can get information to see how this might work in Parkfairfax. Heather will research.

Storage Room Enhancement Plan: Cindy is communicating with Bryan Mullins and Scott about the brand of motion sensor lighting to use in some of the storage rooms. No decisions have been made and no other updates have been provided.

Brainstorming Possible BUC Projects

- Status of Unit Services Provider (USP) program to include what services are offered and what products are offered.
- Re-key storage rooms that no longer have laundry access.
- Investigate installing solar panels/windmills in maintenance yard

PARKFAIRFAX FINANCE COMMITTEE MEETING

June 4, 2026

Attendees:	Committee Members:	Greg Drone, Gary Hucka
	Guests:	Robin Davis, Treasurer, Katie Kight, GM

Agenda:

Review Collective Bargaining Agreement

Review March Comprehensive Financial Report

Parkfairfax Landscape Committee
June, 2026

The Landscape Committee discussed upcoming community events, landscaping operations, tree management, invasive species control, and property maintenance concerns.

Community Events

Gardens in the Park will be held this month (flyer to follow this report). Event logistics were finalized, including refreshments, supplies, tables, and cleanup plans. A reminder to bring your own chair will be added to event communications.

The Turtle Walk is scheduled for June 13 and will begin at the Management Office. Alternate routes are planned in case of rain, and a local master naturalist may participate.

Committee members also finalized plans for the upcoming Tree Walk, emphasizing the need for improved signage and educational displays on native and invasive plants.

Lancaster Landscaping Update

Positive feedback included respectful treatment of resident gardens, responsiveness from supervisors, and early mulching in some areas.

Concerns included delayed pruning, weak weed control, accidental damage to plants, and communication issues.

Committee members emphasized that complaints should be directed through management or board representatives rather than social media.

Residents have expressed mixed reactions to Lancaster's performance. A meeting with Lancaster representatives is scheduled to address concerns and improve communication.

Tree Care and Inventory

Concerns were raised about excessive mulch around tree trunks and the need for proper mulching practices. Discussion focused on updating the tree inventory and ensuring newly planted trees are added to existing records. The committee plans to review the current tree replacement ratio and may pursue a new tree survey to reassess tree health and priorities. Members also discussed past tree losses due to drought and difficult growing conditions.

Adopt-a-Tree Program

The committee agreed to launch the Adopt-a-Tree Program before fall planting begins. Volunteers will help monitor and water newly planted trees, particularly during dry periods. Educational materials, maps, and signage will be developed to support recruitment efforts.

Tree Planting Strategy

The committee reviewed future tree selections, including dogwoods, fringe trees, and other native species. Members emphasized balancing species diversity while considering site conditions such as shade, sunlight, and disease resistance.

Invasive Plant Management

The committee agreed to prioritize invasive species treatment in wooded areas before expanding efforts elsewhere.

- Target species include:
- Tree-of-heaven
- Bamboo
- Wisteria
- Ivy
- Privet

Members support a long-term contracted treatment program and additional resident education about the impact of invasive plants on forest health.

PARKFAIRFAX GARDENS IN THE PARK

*Join Parkfairfax's Landscape Committee for Events
Celebrating Our Unique Landscape!*

June 6-Landscape Cafe, 1-5 PM

Stop by the Parkfairfax Community Room during the Home and Garden Tour to take a break and enjoy a community plant exchange.

June 13-Turtle Walk, 9 AM

Meet at the Parkfairfax Management Office for a walking tour
Celebrate Parkfairfax and learn about our concrete turtles and other yard art.

June 20-Parkfairfax Tree Walk, 9 AM

Meet at the Coryell Pool Open Space for a walking tour
Learn about native and non-native trees that shape our green spaces.

June 27-Mimosas at the Mimosa, 10 AM

Meet at the Quaker Lane Pedestrian Entrance to Parkfairfax
Enjoy a refreshing mimosa(or two!) while learning about the impact of invasive plants on our local ecosystem.

Recreation Committee Report

June 17, 2026

This report reflects the topics discussed at the June 1, 2006 meeting of the Committee and work throughout the month.

Summary of Requests/Recommendations:

1. Last month, our report included a request that the Board direct Management to work collaboratively with the Recreation Committee. This month, we report that there has been no change and renew our request. Management has not conferred with, included, updated, or collaborated on issues, plans, developments, or resolution of outstanding tasks concerning amenities. The GM also declined the Chair's request to set a recurring monthly meeting.
2. The Recreation Committee requests that the Board direct Management to attend to the following maintenance items:

Fitness Center

- Fix the doorbell.
- Set up nightlights.

Pools

- Replace doorknobs to the women's bathroom door at Pool A and both bathroom doors at Pool B so they cannot be accidentally (or intentionally) unlocked.
- Confer with High Sierra Pools regarding the proposed lifeguard rotation schedule.
- Purchase pool vacuums.

Tennis Courts

- Repair or replace the sagging backboard.
3. The Recreation Committee encourages the Board to discuss a trial period for setting up the picnic tables at the Valley Drive picnic area again.
 4. The Recreation Committee provides further information for the Board to continue its discussion about adding power to the gazebo.
-

Members:

Lisa Harger, Chair
Bob Brown
Cindy Engelhart
Paul Friedman
Courtney Killian
Megan Shugart
Sara Rasmussen
Karen Terry
Michelle Wagner

Liaison:

Elaine Lawler

Fitness Center

Megan provided an update on her work with the gym vendors. She was prepared to make a report to the Board that we understand has been removed from the agenda. We look forward to being able to do so at some point in the future.

Scott Mulrooney, Greg Hucka, and Lisa Harger met to discuss equipment-driven renovation of the gym for FY2027.

Pool

The Recreation Committee has been made aware of the following issues at the pools:

- **Issues with doorknob/locks.** The Committee has requested numerous times, including in our budget proposal and in the last report to the Board, that the doorknobs to the women's bathroom door at Pool A and both bathroom doors at Pool B be replaced so they cannot be accidentally (or intentionally) unlocked. On May 20, 2026, the GM reported that this work was completed. It was not. The past two out of three times Lisa has been at Lyons Lane, the door to the women's restroom was unlocked. This is a safety issue for unsuspecting bathroom users and could allow people without amenities cards access to the pool. Please direct Management to replace these doorknobs so that they cannot be unlocked.
- **Issues with lifeguards.** The proposed lifeguard rotation schedule was not raised with High Sierra. As a result, the same pattern from last summer has emerged where one lifeguard is on the stand and the remaining lifeguards are secluded in the guard room, and the sign-in desk is unmanned most of the time. (Reminder: The proposed rotation schedule created stations, and the three lifeguards rotate stations every 20 minutes: one at the stand, one at the sign-in desk, and one doing miscellaneous tasks as listed in the High Sierra contract.)

On Sunday afternoon, June 7, there were over 40 guests at the Lyons Lane pool and only one lifeguard on the stand (the other two were in the guard room). The law requires one lifeguard per 25 guests.

Please direct Management to raise the lifeguard rotation schedule with High Sierra.

- **Issues with pool vacuums.** The issue of pool vacuums remains outstanding. Please direct Management to purchase pool vacuums.
- **Issues with showers at Pool B.** We believe this issue has been resolved.

AR-15

Lisa stated that the Board requested that the Committee update AR-15. It was discussed very briefly.

Revitalize the Valley Drive Picnic Area

The Board discussed this briefly last month. The Recreation Committee encourages further discussion of whether picnic tables could be set up so that residents may fully enjoy the common area at Valley Drive. Perhaps there could be a trial period for the next three months, to see if the issues arise again with vandalism, etc.

Gazebo

The Committee submits the attached diagram (Appendix A) for the Board's reference when discussing the gazebo. It was prepared by Brian Mullins, and this is where we suggest the trenching should go to run power to the gazebo.

For the Board's ease of reference, here is a recap on the gazebo (from the March 18, 2026 Recreation Committee Report):

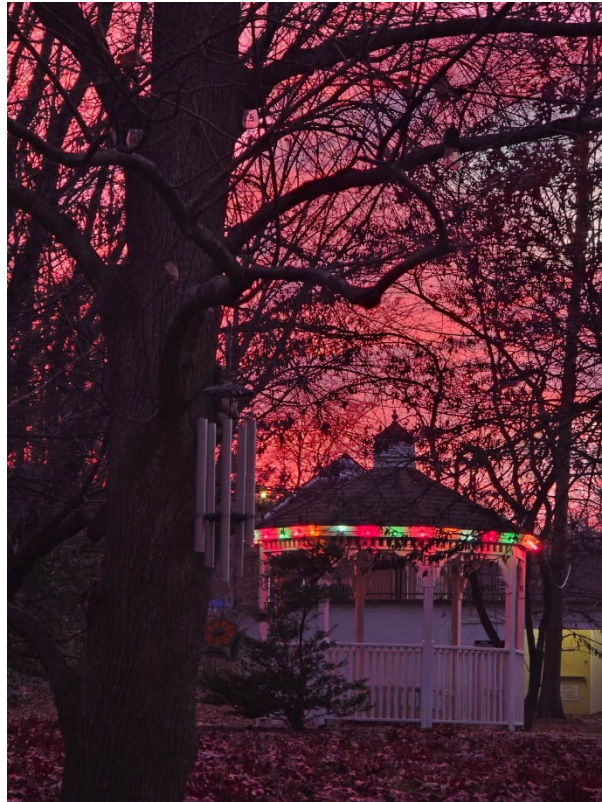
The Recreation Committee requests that the Board take up the gazebo as a topic of discussion. We propose that a permanent source of electricity be supplied to the gazebo for purposes of hosting happy hour(s) there. The Committee also supports the idea of tasteful lighting on an ongoing basis for safety purposes and aesthetic enjoyment.

Michelle raised the topic of the gazebo. By way of background, two years ago, Brian Mullins, (with then-GM Francisco Foschi's permission) decorated the gazebo for the holidays with red and green lights. He did it again this year, and with Alonzo's permission, switched to white lights post-holidays. Please see the attached pictures.

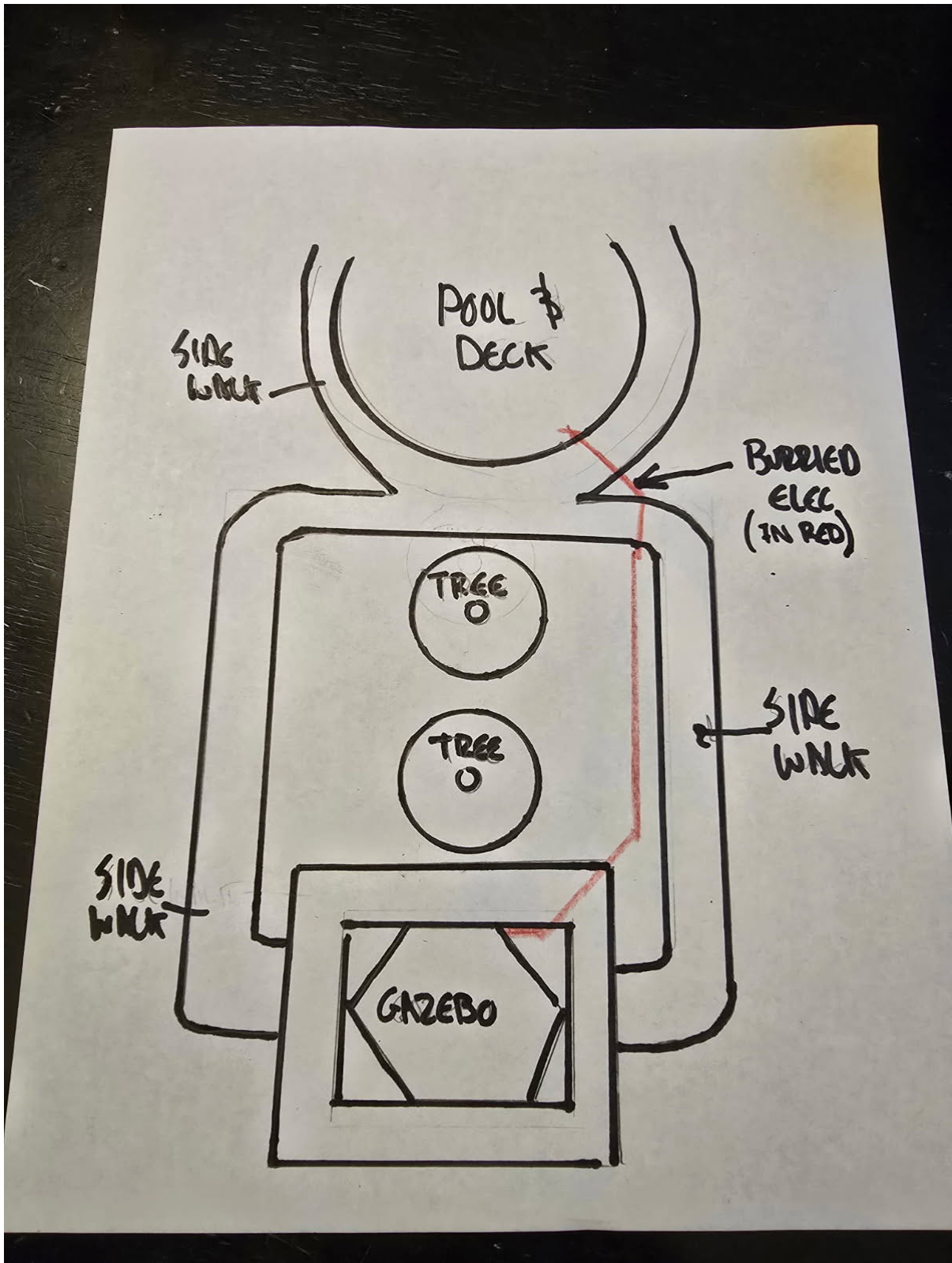
Michelle explained that she, other neighbors, and dog-walkers really appreciate having the light at the gazebo for safety (and aesthetic) reasons. She mentioned the weddings and photo shoots that have taken place there and wondered if the Recreation Committee should adopt the gazebo as an amenity. The Committee discussed, among other things, using it to host happy hours and making the gazebo and Lyons Lane pool rentable for birthday parties, etc.

On Saturday, March 7, Lisa met with Brian Mullans to discuss what would be involved with getting electrical set up at the gazebo. At the holidays, an extension cord was run from the pool to the gazebo – far above anyone's heads.

Underground wiring would be preferable on an ongoing basis. If Parkfairfax dug the trench for the wiring (which Brian understands Alonzo is amenable to doing), Brian would perform the labor at no cost to the Association. He estimates that costs would be \$400-500 for the necessary supplies.



APPENDIX A



From: [Bob](#)
To: [Dana Cross](#)
Subject: Minutes of 01 June Parkfairfax Transportation and Land Use Committee (TLUC) meeting
Date: Tuesday, June 2, 2026 3:57:42 PM
Attachments: [TLUC 01 June 2026.pdf](#)

Despite several unfortunate absences, the Parkfairfax TLUC sallied forth with our monthly meeting in the Community Room on 01 June.

Presentation material is attached for your reference. Here are some meeting highlights:

1. **Parking on Grass** The “Welcome” slide photo of an SUV was taken on 30 April at the base of the “Spanish Steps,” the 1600-1700 block of Preston Road. Residents should be aware that it is illegal to drive across a public sidewalk, and highly inappropriate to park on common element grass. I reported this to the Office at the time, but of course the vehicle departed with impunity. Management may wish to emphasize in a future email or newsletter that vehicles are never permitted on the grass.
2. **Traffic Calming Valley Drive** At the previous TLUC meeting in May, a Ward 1 resident attended to lobby for traffic calming on Valley Dr. When we organized the Traffic Calming Townhall in November 2024, the City reported that, based on speed measurements taken at six location throughout Parkfairfax, Valley Dr. was not included in the upcoming traffic calming project. Nevertheless, Ward 1 residents have expressed strong concerns about speeding traffic. At the last meeting, the resident mentioned that a speed bump once existed on Valley Dr. (near Holmes Ln.) but was removed and not replaced after roadway resurfacing about 8 years ago. That being the case, I asked the City to research the prior existence of a speed bump and they reported that info was correct. As it was deemed necessary in the past, and therefore already approved, I persuaded the City to add it to the upcoming traffic calming project so there will be a traffic calming speed bump once again on Valley Dr.!
3. **Traffic Calming Update** Subsequent to preparation of the attached slides, several committee members reported seeing white pavement markings at locations where speed bumps will be installed. So the severely delayed traffic calming project is finally getting started. In fact, the following was received from the City today (02 June): *“I did just get off of a meeting with our appropriate installation teams. The speed cushions and any associated paving work is scheduled to occur by the end of next week, weather-permitting. The striping (for the painted curb extensions) is on hold currently as the team awaits a shipment of grey paint – but I was told that they should get that shipment in soon and to on the lookout in the next week or two for deployment.”* So stand by and SLOW DOWN please.

4. **Valley Dr. Parking near Charles Barrett Elementary School (CBES)** As reported last month, I met with Alexandria City Public School (ACPS) officials on 28 April to get their support for a plan to remove certain parking restrictions on Valley Dr. and accept our offer of 24 off-street spaces for CBES personnel. While the plan was enthusiastically endorsed by Alexandria Transportation and Environmental Services (TES), ACPS requested an opportunity to monitor pickup and drop-off patterns before signing on. Despite repeated attempts to contact multiple ACPS officials, as of this writing we have not received their response. Further direct and indirect pressure will be gently applied.
5. **Towing Incident** While I don't have firsthand knowledge of all the facts, it appears a resident's vehicle was towed from a common element parking lot in May after being parked there for two weeks. While Policy Resolution 6 allows residents to park one properly registered vehicle for 30 days, it appears that a neighbor reported the vehicle as having out-of-state, but current, license plates and it was towed while the resident was out of town. Reportedly it cost the resident \$150 to retrieve the car. There are two relevant points here:
 - a. First, we need a voluntary, but strongly encouraged, vehicle identification (registration) system. We register bikes, canoes, dogs and even cats, but NOT vehicles parked on our common elements. We don't need stickers, decals or hangtags, but just a database of residents' license plate numbers with contact information. If a car is hit by a falling tree limb, is vandalized, or is blocking someone who needs to reserve the space for a moving van or any other unforeseen situation, Parkfairfax Management needs to be able to contact the vehicle owner to find a solution. Towing should be a last resort.
 - b. Virginia Code §46.2-1231 requires owners of parking lots to post a conspicuous sign warning about the risk of towing AND a phone number to call if an owner finds his or her car towed. Our signs read "Parking for Parkfairfax Residents Only, Parking Policy Enforced."
6. **EV Charging Station** Subsequent to the courtesy visit of Blink to replace key communications components in April, there have been NO OUTAGES of our EV Charging Station at the Martha Custis pool, and the 60% increase in output power has been very well received. There are now 50 registered Parkfairfax and Parc East users. The most recent registrants were properly registered by Management, which is much appreciated.
7. **Braddock Road Upgrades** Alexandria TES will present a proposal to improve

Braddock Road from Crest St. to N. Van Dorn St. as well as N. Howard St. from Braddock Rd. to Seminary Rd. at an OPEN HOUSE, 04 June from 5PM-7PM at Minnie Howard Campus of Alexandria City High School. The affected area includes the intersection at N. Quaker Ln. and behind Bradlee.

8. **Community Shred Day** A free community shredding event will be held on Saturday, 20 June from 8AM – 11 AM at West End Village, the shopping center adjacent to Home Depot on S. Pickett St.
9. **Member Input** A TLUC member reported ideas developed to promote our underutilized public transportation network serving Parkfairfax. More to follow.
10. **Next TLUC Meetings** The TLUC will not meet in July. Our next meeting will be 03 August at 7 PM in the Community Room. The schedule for the remainder of 2026 is found at the last slide of the attachment.

Best regards,

Bob

Bob Gronenberg
Chair
Parkfairfax Transportation and
Land Use Committee (TLUC)

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WELCOME TO THE TLUC

01 June 2026



Photo:
30 April 2026

TONIGHT'S AGENDA

- Minutes / Presentations – how to proceed?
- Valley Drive traffic calming
- Parkfairfax traffic calming
- Valley Drive CBES parking
- Towing incident – parking policy
- EV Charging Station update
- Upcoming community events
- **Member input !**
- Next TLUC meetings



AGENDA

Linda's Campaign Hits a Speed Bump (and that's good news!)



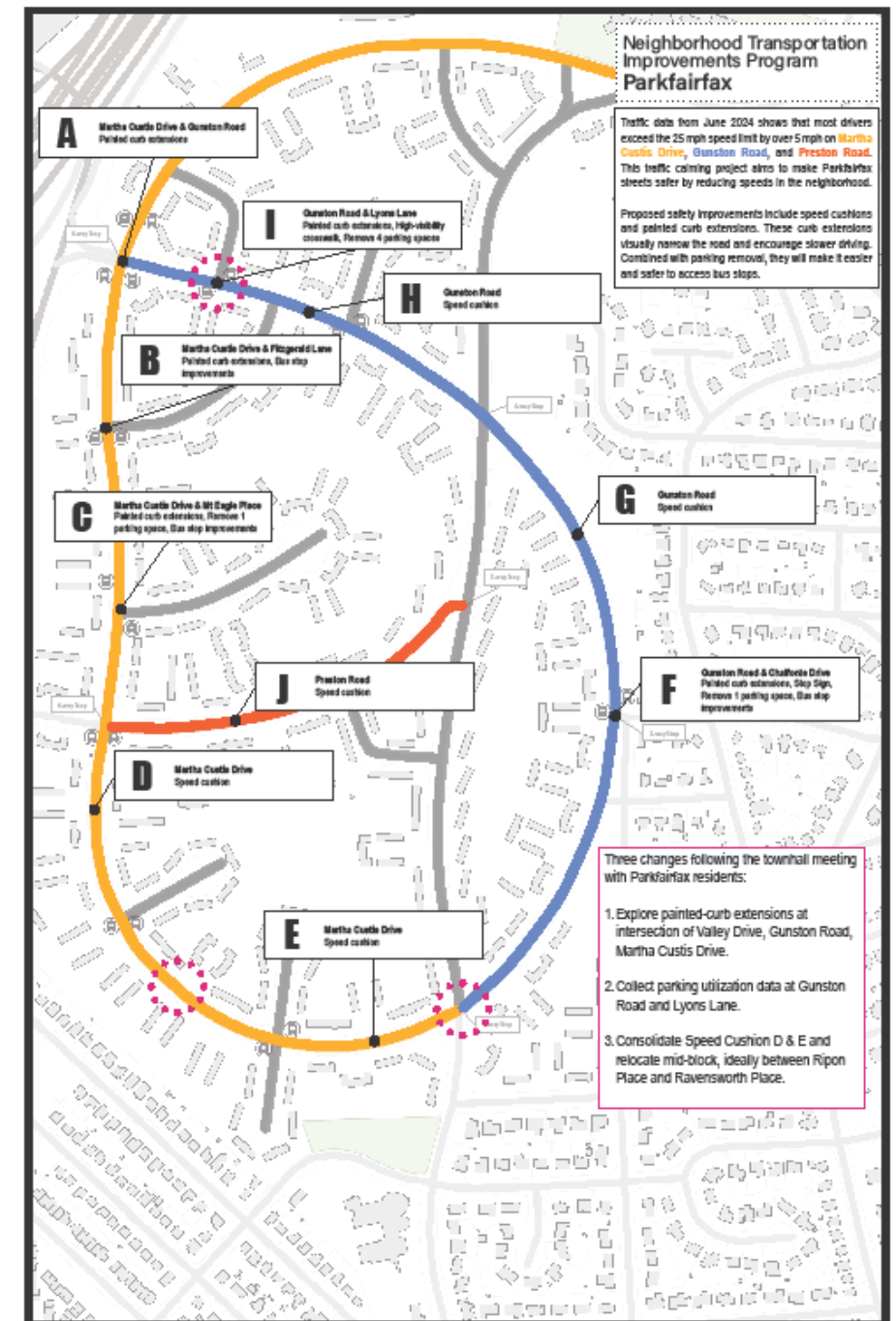
- Valley Dr. was not included in traffic calming project
- Ward 1 residents report continued speeding
- Linda attended May TLUC meeting
 - Reported that speed bump previously existed near Holmes Ln.
 - Not restored after street resurfacing many years ago
 - City researched old maps and confirmed prior existence !
- **Speed bump WILL be added to traffic calming project!**

But when will the traffic
calming project begin ?

I have no idea.....

Traffic Calming...

- Summer of 2025 completion did not happen
- April 2026 completion did not happen
 - Delays attributed to coordination of multiple trades
 - City insists work will be done “**this spring!**” **STILL WAITING**



Valley Drive Parking (near CBES)

- Ward 1 residents brought issue to TLUC at Jan 5th meeting
- Developed modified proposal to address some concerns
- Met with Susan P and Scott M on Mar 10th - both concurred
- Parkfairfax ltr. to City Mar 18th – City agreed enthusiastically, but needed ACPS concurrence
- Met with ACPS (finally) on Apr 28th – ACPS will study pickup and drop-off patterns and advise – **STILL WAITING FOR ACPS RESPONSE !**
- Will need Alexandria Traffic and Parking Board approval (likely)

Towing Incident (all hearsay)



- Car towed from upper Preston Rd. lot – May 15th
 - Resident (tenant) parked for two weeks while traveling (30 days permitted)
 - Car had out-of-state, but current, plates
- Management Office responded to “complaint” from another resident
 - Unclear as to nature of complaint
 - \$150 to retrieve car – Parkfairfax asked to pay
- Two observations (mine)
 - Need for vehicle registration (not decals or hangtags) to contact owner
 - We register bikes, canoes, even dogs 🐕 and cats 🐈
 - Are we in compliance with Virginia Code §46.2-1231 ?

Virginia Code §46.2-1231



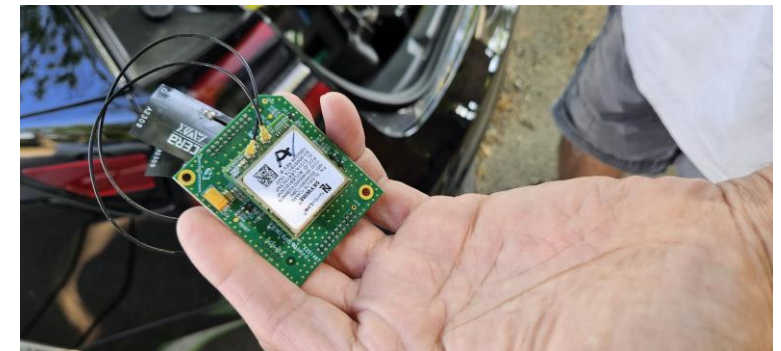
- The owner, operator, or lessee of any parking lot, parking area, or parking space in a parking lot or area or any part of a parking lot or area, or of any other lot or building, including any county, city, or town, or authorized agent of the person having control of such premises may have any vehicle occupying the lot, area, space, or building without the permission of its owner, operator, lessee, or authorized agent of the one having the control of the premises, removed by towing or otherwise to a licensed garage for storage until called for by the owner or his agent if there are posted at all entrances to the parking lot or area signs clearly and conspicuously disclosing that such vehicle, if parked without permission, will be removed, towed, or immobilized. Such signs shall, at a minimum, include the nonemergency telephone number of the local law-enforcement agency or the telephone number of the responsible towing and recovery operator to contact for information related to the location of vehicles towed from that location.

EV Charging Station at MC Pool

- Blink sent tech 24 April as *courtesy* visit
 - Replaced SIM and modem
 - Discovered chargers were set to 30 amps – increased to 48 amps
- Working well now, will continue to monitor

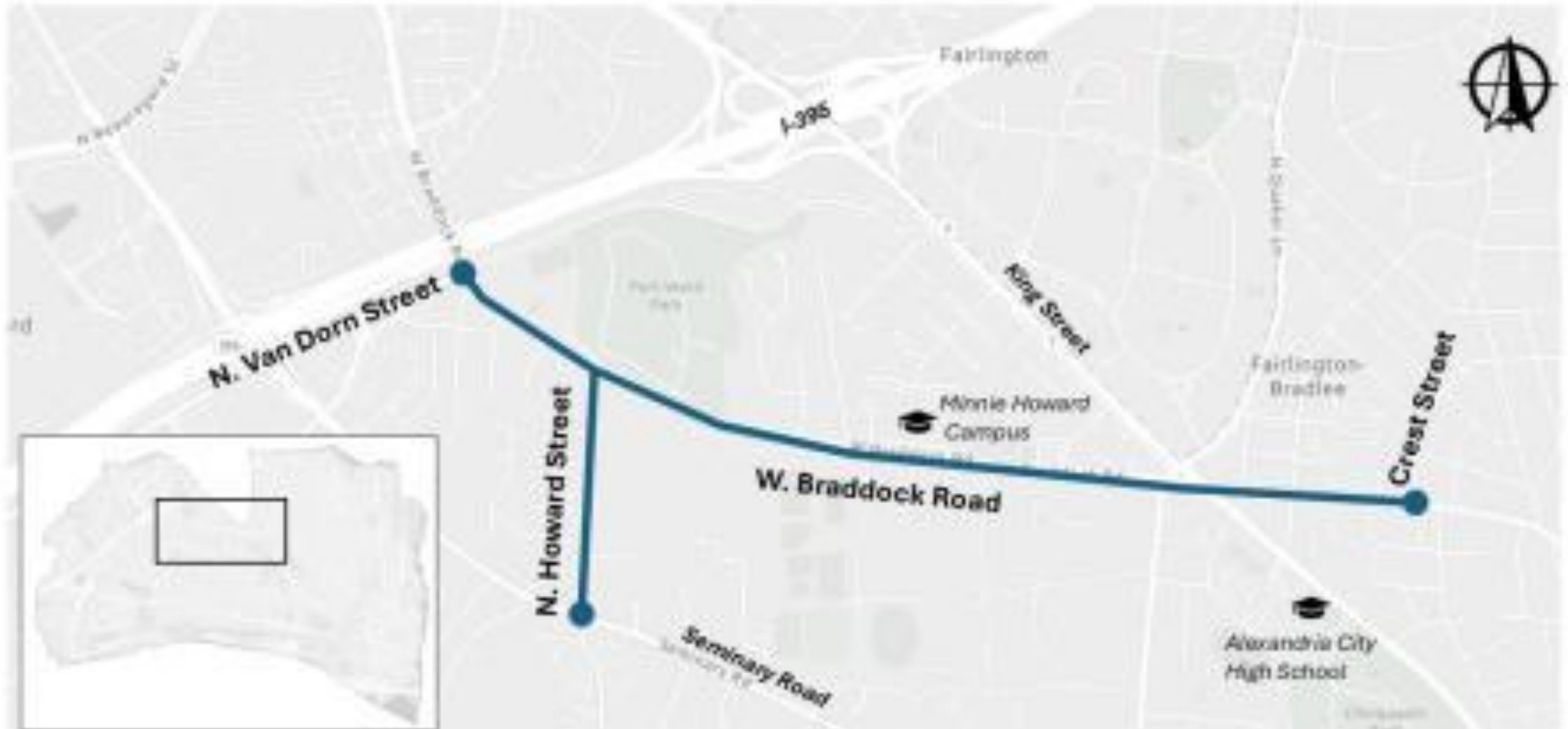
50 !

- Now ~~47~~ registered units (incl. 1 phony)
 - Registrants need to enter Private Access Code in app
 - Management (or I) need to approve users in portal
 - Office may be getting up to speed – Hooray!!!



OPEN HOUSE JUNE 4TH 5-7 PM

Minnie Howard (door 1)



FREE

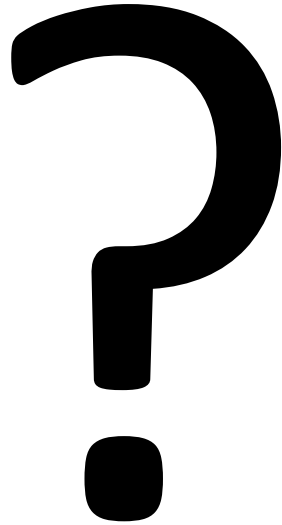


COMMUNITY SHRED DAY! EN
PAPER NOTE PADS FILE
SHREDDING
SHREDDING FREE SHRED
DOCUMENT SHREDD
ING! SAFE & SECUR

COMMUNITY SHRED DAY

@WEST END VILLAGE
Saturday
June 20
8-11am

Member Input !



Next TLUC Meetings

~~• June 1st~~

• July 6th - **Cancelled**

• August 3rd

• **August 31st (in lieu of holding Sept mtg. on Labor Day)**

• October 5th

• November 2nd

• December 7th

• January 4th 2027

• etc. etc.