

REPORTS

General Manager's Report

Parkfairfax Condominium

General Manager's Report – July 2026

2026 Reserve Study: The initial draft of the Reserve Study will be provided to the Board to review on Monday, July 13th. We hope to have an initial meeting with the Reserve Specialist at the end of July / early August to go over initial questions and comments.

Bikes: Approximately 80 bike permits were purchased between May and early July. Initial inspections of all bike storage rooms were conducted in June, with all bikes with invalid permits tagged. Follow-up inspections are being conducted the week of July 6th, with all remaining tagged bikes set to be moved into mandatory holding the week of July 13th. At the time of this report, we suspect there will be approximately 50 bikes moved to holding.

Electrical Panels: As of now, we have approximately 320 units that are noted as having the outdated panel. Management will continue to work with these unit owners about getting their panels upgraded.

Fiscal Year End: Included in this Board Book are the May 2026 financials, which represent the year-end financials. While the financials will be fully audited (see note below), the financials reflect the association being under budget by \$696K for the fiscal year – but this number does include the sale of the unit that was sold by the Association in 2026 for \$441K; subtracting the sale, the association was approximately \$255K under budget for the fiscal year. More details about these numbers are provided in the Treasurer's Report in this Board Book.

FY25/26 Audit: Now that the year-end financials have been completed, GoldKlang Group will commence the work on the audit. There will be a new auditor assigned to Parkfairfax this year. Awaiting information on when we can expect the initial draft.

Landscaping: Since meeting with the ownership of Lancaster Landscapes, comments and complaints about landscaping throughout the Community have considerably dropped. Lancaster has provided weekly communication and has addressed issues brought to their attention. Right now, their focus is mowing and trimming and weed control.

Master Planning Proposals: As previously noted, these proposals were reliant on the new Reserve Study to be produced. Due to the delay in getting the Reserve Study, these proposals will not be provided to Management until after this Board Meeting and therefore will be included for review and consideration in August.

Pools: All three pool vacuums were delivered prior to the July 4th holiday weekend and are running at each pool. The pool extension contract for the Martha Custis pool was sent to High Sierra last month. The date of the doggie swim has not yet been scheduled.

Resales: In June, there were 3 resale inspections completed.

Reserve Projects

Roof Replacements: As previously noted, the spring project of 6 replacements were completed and over 42 pallets of tiles were sent to Reclaimed Roofs. Parkfairfax received \$9,127.91 for these tiles; the money was coded to the Roof Replacement GL code per the Board's instruction. Additionally, there are no updates on the Fall replacements yet.

Buildings 822 & 828: The permit has been paid for, and Avon expects the mobilization to commence on Wednesday, July 22nd. Due to a scheduling issue on Avon's end, they will start with Building 822 and Building 828 will start in mid-August (with the exact date tbd). A kickoff meeting with residents of Buildings 822 & 828, as well as the adjoining buildings that will be affected by noise, parking, and other construction project variables has been scheduled for Tuesday, July 14th. Representatives from Avon and Walker Engineering will also be in attendance to answer questions.

Global Exterior Inspection: The initial draft of the report was received in early July and requested corrections to the report were immediately sent to Walker (grammatical, formatting, and missing information) to fix. Report will be sent to the Board once completed and provided in the August Board Book.

Retaining Wall at Building 732: The repairs to the wall were completed on June 15th by Almo Construction.

1340 Martha Custis – The backfill project was completed by E&G on Monday, July 6th.

Tennis Court Backboard – In the middle of being replaced by Tidewater General Services. This should be completed before the end of July.

New Employee: Many residents are not aware, but one of the most important positions at Parkfairfax is the Inventory Specialist. This person ensures all parts, supplies, and materials are ordered and in stock for all our staff and for the community as a whole. We are happy to announce that Richard Osei started on Monday, July 6th as the new Inventory Specialist.