

Reports

Committee Reports

APB Board Report for July 8, 2026 Meeting

Committee Members:

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

Agenda Meeting Start 7:00 PM:

1. Update on Verizon Fiber Project: K Mann No response from Verizon since comments were submitted
2. Committee Resignations: Ann Wheaton and Kate Mann resigned from the APB. Ann Wheaton may return in the future.
3. Update on Tempered Glass Revision to the Window Specifications – have been submitted for posting
4. Parkfairfax Signage Plan for Community - Proposed path forward:
 - Parking and Directional Sign Count: Total 90
 - 1.No Parking Signs: 28
 - 2.Address Signs Not Visible from Public Sidewalk: 22
 - 3.Address Signs Visible from Public Sidewalk: 40
 - Need input from PF BOD on
 - 1.Location along street or combination of street and setback at parking areas as some signs are today
 - 2.Readability of signs
 - Revised parking and directional sign options
 - 1.Text/format
 - 2.Mounting type and height
 - Budget cost estimate per sign from internet search for removal of old sign, fabrication and installation of new sign: \$1500/sign
5. HVAC Specs:

Adjourn Meeting at 8:07PM.

BUC Meeting Report – July 8, 2026

In attendance: Dan Ebeling (Board Liaison), Cindy Engelhart, Scott Knudsen, Heather Rogers, Jim Konkel, Mark Burkhardt

PROJECTS SUMMARY

Waiting List	Researching	In Progress	Near Completion	Complete
• Storage/Laundry Room Enhancements • Status of USP Program • Re-key decommissioned laundry rooms with storage access	• Enhanced Water Monitoring • Separate Pool Water Metering • Tool Library • Balcony Solar • Solar at Maintenance Yard • Water Spigot Accessibility	• Water Usage Database • Compost Collection • Trash/Recycling Town Hall	• Bike Donation	

MEETING MINUTES

Meeting called to order at 7:06 pm. Dan presented that budget request items from the BUC be submitted prior to the October board meeting.

Water Usage Database Updates

Jim presented the June 2026 water usage data. Eight buildings showed medium to very high usage; normal usage is 1,800 gallons or less per unit per month. Leaking toilets were found in one of the buildings with very high usage. The committee noted that showers with older Bradley mixing valves may be a point with greater risk of leaks.

Mark indicated that we may be able to reduce sewer rates by separating the water used in the pools from the main line. Some quick research was done and it was determined this was worth following up on. Mark volunteered to follow up with the city of Alexandria/water company.

Water Enhanced Monitoring Update (from June BUC meeting)

Meeting with Alonzo to discuss feasibility is pending scheduling.

Bike Donation & Storage Enforcement Update

Dan will find out the timeframe of when the first round of bikes can be ready to collect so that Scott can update the bike store who will receive the donations. Heather noted there was a bicycle over the weekend in the maintenance yard with the donation paperwork attached.

Composting Updates

Dan said the board is ready for the composting presentation at the July 15th board meeting at 8:00pm. About 20 minutes will be allowed for Monster Organics Compost to present their proposal. Heather will contact the representative from Monster Organics to notify them of the time and place to present.

Trash/Recycling Town Hall Update

Scott has reached out by email to both Waste Management and CLS to request their presence at a town hall meeting with the goal of educating residents about the proper way to dispose of trash and recycling.

In the meantime, it was suggested that in every weekly email blasts from Parkfairfax office it should mention the Thursday pick up days for large trash. Put a blurb about hazardous waste that should be sent to Colvin St collection site and then large bulk items can be taken to Covanta on Eisenhower avenue.

Tool Library Subcommittee Update

Progress is pending an initial meeting of a subcommittee.

Balcony Solar Intro

Heather presented that the bill has been passed allowing for plug in “balcony” solar panels for residents of apartments and condos. The maximum power is 1200 watts which is about the average amount of usage for a refrigerator. The panels plug into normal electrical outlets and do not require permission from the electric company provider. Users will have to submit a form to the Secretary of State office to use them. The law does not supersede condominium documents. AR.2 currently prohibits the installation of “solar collectors”. The BUC is generally in favor of allowing balcony solar panels. We will be exploring different options that are currently available and discuss coordinating with APB and/or Covenants about placement and approval.

Solar panels for the pools and maintenance yard.

Heather and/or Cindy will research the possibilities of installing solar panels in these areas.

Storage Room Enhancement Plan

No movement has been made since the last meeting.

Open discussion

Scott mentioned that the landscaping committee was inquiring about installing yard hydrants in buildings near to areas with hard-to-reach existing hydrants and spigots so that new trees/trees could be watered.

He also mentioned that there are some spigots that have gotten hard to reach because they are lower to the ground now from years of soil build up around them. Some of these spigots are useless and make it hard to hook up a hose to them and will leak because of it. Cindy suggested finding a right-angled extension so access to the spigot would be more convenient. The BUC will investigate.

Meeting Adjourned at 9:00 pm

Monthly Rollups for Utility Data of Gallons Used, Current Balance (Total \$ for the month) and Current Usage Chrgs (Water used sub-charges for the month)

Current Balance Totals should match or very closely represent Utility PFX PDF Bills

Current Balance data field only recently provided after PFX Staff asking for a CSV field providing Total \$ per meter

Date	GallonsUsed	CurrentBalance	CurrentUsageChrgs
30-Apr-25	5257000		\$22,879.86
25-May-25	4200800		
26-Jun-25	3114700		\$15,077.19
28-Jul-25	5118500		\$22,279.24
31-Aug-25	5262200		\$22,966.44
25-Sep-25	4705600		\$20,655.18
24-Oct-25	5260100		\$22,961.35
30-Nov-25	4434350	\$36,542.16	\$19,192.65
30-Dec-25	4434350	\$36,542.16	\$19,192.65
26-Jan-26			
25-Feb-26	4927900		
30-Mar-26	5087400		\$21,390.25
30-Apr-26	4885000	\$56,459.67	\$42,729.67
27-May-26	4847800	\$45,203.98	\$23,257.02
29-Jun-26	4398300	\$46,803.43	\$25,304.92

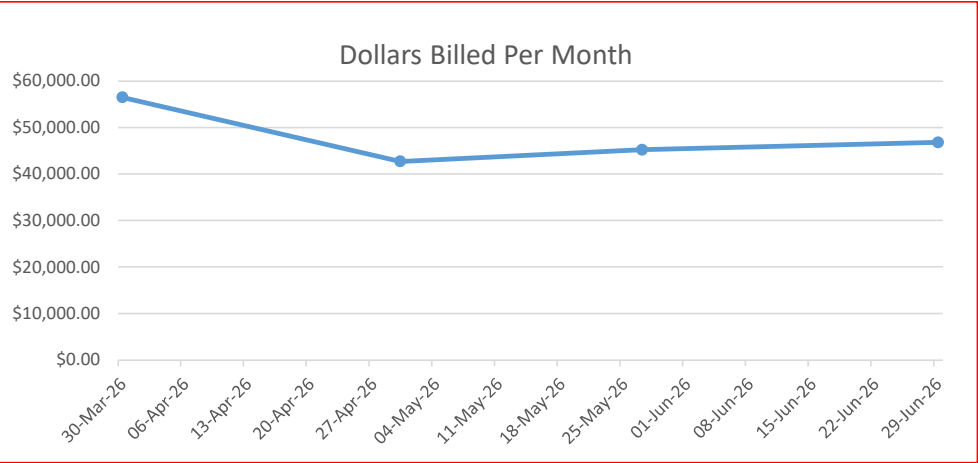
Data provided by Utility was a two month bill with duplicated numbers for Nov/Dec 2025

PFX Staff agreed for me to split the Gallon and \$ numbers equally for each month

Data apparently lost by Utility for Jan 2026

Data apparently lost by Utility for Feb 2026 with Gallons derived from Mar Previous numbers

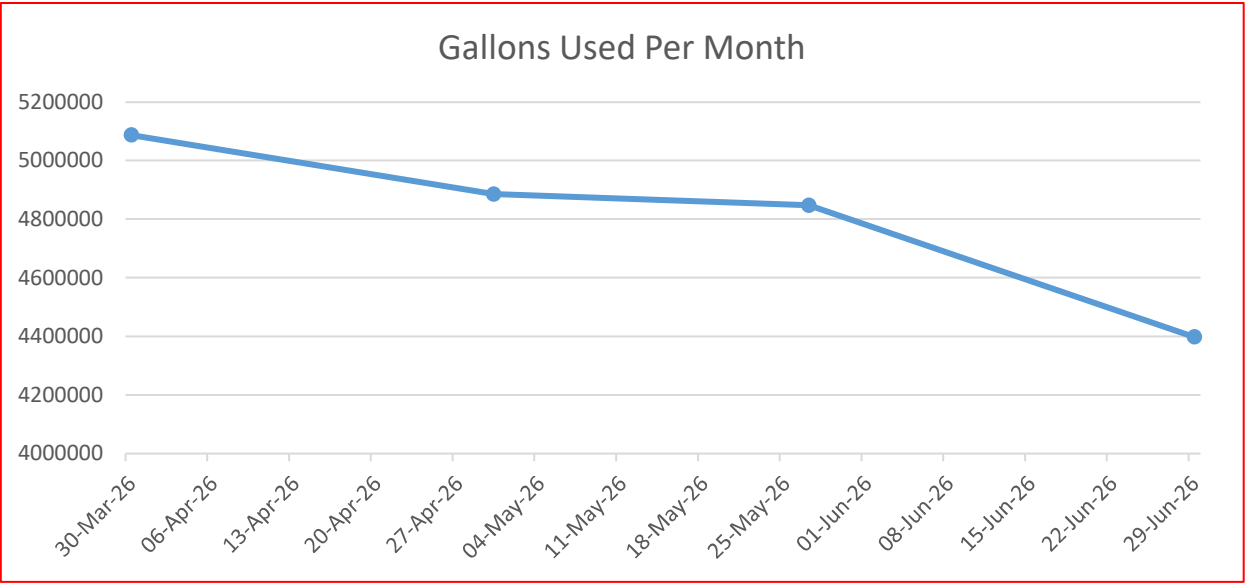
March bill had an additional \$13,292.01 applied to the original \$42,636.78



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30-Nov-25	4434350
30-Dec-25	4434350
25-Feb-26	4927900
30-Mar-26	5087400
30-Apr-26	4885000
27-May-26	4847800
29-Jun-26	4398300



Covenants Committee June 9, 2026

Anita van Breda

Attendees:

Participant	Role	Present/Not Present
Anita van Breda	Committee Chair	Present
Kristine Miller	Committee Vice Chair	Present
Angel Rivera	Committee Member	Present
Jay Figurski	Committee Member	Present
Eric Keber	Committee Member	Present
Paula Maorati	Board Liaison	Present
Lolita Clark	Covenants Director	Present

Applications Considered

	Non-Routine Change	Address	Action Taken	Comments
1	Patio fence	3757 Gunston	Dis approved	The application was not approved. The Committee informed the applicant of the option to inform the BoD of her experiences and situation, and appeal the decision to the BoD

Other Matters:

1. The Committee recommends the BoD consider options for covenants violations appeals given the increase in enforcement.
2. The Committee reviewed three versions of violation letter. The Board liaison will share a future version for the Committee's review.
3. The May 2026 minutes were approved (with one abstention) with the stipulation that one missing vote tally be included.
4. It was discussed that complete applications be uploaded as they become available to allow for more time for application review by the Committee.

PARKFAIRFAX FINANCE COMMITTEE

July 8, 2026

Committee Members: Greg Drone, Gary Hucka, Tim Buzby

The Finance Committee is summering and will return in September.

Parkfairfax Landscape Committee

July 2026

The Landscape Committee discussed takeaways from “Gardens in the Park” events in June, issues with tree plantings and our Adopt-A-Tree program, invasive plant treatments and removal in our woodland areas, and the mosquito buckets program.

Gardens In The Park Takeaways

The four events (Landscape Café, Turtle walk, Tree walk, and Mimosas at the Mimosa) were all fairly successful. The committee decided:

- (a) The Landscape Café should continue to be held on the same day as the Parkfairfax Home and Gardens Tour. If the H&G Tour is moved due to weather, the Landscape Café should be moved to the same date.
- (b) The turtle walk was a big success. The tree walk was also successful. It was noted that a camera person should be designated for the tree walk in the future, since we have good photos from the turtle walk but none from the tree walk.
- (c) The “Mimosas at the Mimosa” event was fairly successful (with a dozen participants) given that the date was moved twice and July 3rd was extremely hot. In the future, a “rain date” should be included on the flyer for the MatM event.
- (d) Committee members noted the importance of proper signage for these events, especially for MatM. Committee members also noted need for orange cones to be placed 20 yards behind the Parkfairfax truck stopped on Quaker Lane when staff drops off and picks up the tables and trash cans for the MatM event to prevent a car accident.

Tree Plantings & Adopt-A-Tree

30 hardwood trees were planted this spring. About five have been lost. One tree is missing due to an installation error, about two trees have died, and two trees have been deliberately broken off in an act of vandalism. This rate of loss is 17% and we would like to aim for a lower rate of loss. Concerns were raised about the deliberate vandalism—people will need to keep an eye out for suspicious activity. Concerns were raised that spring plantings will tend to have higher mortality than fall plantings—we may want to encourage fewer trees planted in the spring and greater numbers planted in the fall.

The Adopt-A-Tree program will become essential as we move from planting street trees to planting trees behind buildings where staff will not be able to water them. Currently, we have eight people signed up to adopt newly planted trees. Concerns were raised that water spigots are not always situated where they will need to be for residents to water these trees. Concerns were also raised that some spigots do not work well and many are too close to ground level to be useful. A suggestion was made that Scott bring up this issue at a Buildings and Utilities committee meeting.

Invasive Plant Treatments and Removal

A proposed treatment of a two-acre section of the Mount Eagle woods using goats from Prosperity Acres Farm was discussed. The committee was generally in favor of trying this fairly innovative approach to dealing with our woodland area most heavily infested with invasive plants and vines. Committee members will verify the company's previous work by contacting past clients and looking at local areas previously treated by this company. The committee will submit a formal proposal for Board approval in August.

Follow-up treatments for existing attack plans for several invasive plants in Parkfairfax have been temporarily stalled by the departure of our Landscape Manager. These issues will be discussed with our General Manager in an upcoming meeting, and Scott will contact Kayla Cross with IPC Inc. to continue the treatments this summer. It was mentioned that any treatment using goats in the Mount Eagle woods will need to be followed up with subsequent treatments by IPC Inc. in order to prevent reinfestation by invasive plants from root stock and from seeds carried in by birds.

Mosquito Buckets Program

The mosquito buckets program has been a big success at our pools (according to talks with our lifeguards) and several residents report positive results around their units and patios. To further promote this program, committee members will place information in the weekly e-blasts and the Forum newsletter about this program and how to easily assemble one's own mosquito bucket.

Recreation Committee Report

July 15, 2026

This report reflects the topics discussed at the June 7, 2026 meeting of the Committee and work throughout the month.

Summary of Requests/Recommendations:

1. The Recreation Committee thanks the General Manager for coming to the June meeting.
2. The Recreation Committee requests that the Board direct Management to attend to the following maintenance items:

Fitness Center

- Fix the doorbell.
- Install motion sensors on one set of lights upstairs for safety reasons.
- Replace the equipment that is either broken or past life expectancy (see enclosed list).
- Provide the weight report for the second floor of the fitness center.

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.
 - Discuss the lifeguard rotation schedule with High Sierra.
 - Add additional tables with umbrellas and chairs at pools A and B in consultation with the Recreation Committee.
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.
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Members:

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

Liaison:

Elaine Lawler

Visitors:

Katie Kight
Paula Martori
Cecily

Fitness Center

We hope that Megan Shugart's report to the Board last month was helpful and informative to the Board. The Recreation Committee recommends that this equipment be replaced with urgency:

Equipment	Replacement Cost
2 Treadmills (unsafe and past recommended life expectancy)	\$ 4,550 x 2 = \$ 9,100
3 recumbent bikes (all broken in one way or another from back rest to the motor controlling the pedals)	\$ 2,800 x 3 = \$ 8,400
Cable machine (unsafe – we watched a piece fly out at someone and the stack dropped mid-use)	\$ 3,150
Bench (padding is tearing and adjustment knob is broken)	\$ 595
Total (not including shipping, installation, or extraction)	\$ 21,245

Committee members have received comments from residents that there are still issues with the air conditioning (too warm) and air quality (too smelly) in the fitness center. Lisa will speak with Gary Hucka/the A&PB regarding same.

Lisa asked the GM what specifically disrupted nearby residents about the gym. The Committee wants to see if these issues can be ameliorated during the renovation so that Parkfairfax is not in a cycle of changing hours to suit the gym's nearby neighbors when it should be choosing hours that are appropriate for the entire community (*e.g.*, over 30% of the people who took the gym survey said that they would use the gym between 5:00 and 6:00 am if the gym were open). Katie reported that it is the noise of the machines as well as people coming and going. The Committee discussed sound proofing, and Lisa will raise with Gary Hucka/the A&PB.

At the June Board meeting, Scott Mulrooney indicated that we would be supplied with a weight report for the gym. The Recreation Committee has not received that yet and would really appreciate a copy for design purposes.

Pool

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

- **Continued issues with doorknob/locks.** The Committee has requested numerous times 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. In addition to this being a safety issue for unsuspecting bathroom users, it allows people without amenities cards access to the pool. Please direct Management to replace these doorknobs so that they cannot be unlocked.
- **Continued issues with lifeguards.** The proposed lifeguard rotation schedule has never been 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.) Please direct Management to raise the lifeguard rotation schedule with High Sierra.

- **Issues with pool vacuums.** Each pool has received a new vacuum (yay!), but the carts for moving the vacuums are missing at Pool B and Pool C. In addition, the Committee has sent Management a list of questions and concerns related to lifeguard training on the new equipment, how the new equipment is supposed to function, and whether it's appropriate for all pools. Management said we would have an answer before the end of the week. We eagerly await this response.
- **Issues with shade (or lack thereof).** Three tables and chairs at Pool A and two tables and chairs at Pool B did not survive the long winter. Pool C has seven tables and chairs (despite it being the shadiest of all the pools); Pools A & B have eight tables and chairs collectively. When asked, Management stated purchasing replacement materials would be referred to the new inventory specialist who is starting soon. The Committee would like to review the selected materials prior to purchase to ensure their adequacy.

Additionally, both baby pools only have one umbrella each. Lisa asked the GM about the status of getting shade sails over the baby pool at Lyons. The GM reported that the selection of shade sails would also fall to the new inventory specialist. The Committee briefly discussed installing flag polls for shade sails for the baby pool at Martha Custis.

- **Issues with furniture.** The GM agreed that we would get a plan to identify lounge chairs, etc., that required maintenance before the pools were closed for the season.
- **Issues with emergency contacts in guard rooms:** The GM said that she would update the emergency contact list in the guard rooms. (Right now, the sign lists Francisco, not Katie.)
- **Issues with email blasts:** Lisa requests that the GM consult the Recreation Committee before sending special email blasts about the pool.
- **RFP process:** Lisa reminded the GM that the Recreation Committee was keen to put the pool contracts out next season. Katie said she was not planning to visit this issue before pool season ended, but said that she would work with the Committee to send it out. The Committee will start drafting.

Courts

The GM reported that the work on the backboard at the tennis courts at Martha Custis commences next week.

AR-15

Lisa has been creating an editable version of AR-15. A path forward was discussed.

Revitalize the Valley Drive Picnic Area

The Recreation Committee renews its request to set up picnic tables at Valley Drive so that residents may fully enjoy the common area.

Gazebo

The GM reported that trenching for the power will probably begin when the maintenance director returns from vacation. Michelle noticed that the roof appears to be rotting.

The Board suggested that it wanted a neighbor survey for the lighting at the gazebo. Lisa asked who was going to prepare that. It was decided that the Committee would prepare a draft for the Board's review.