

REPORTS

General Manager's Report

Parkfairfax Condominium

General Manager's Report – August 2026

2026 Reserve Study: The initial draft of the Reserve Study was provided in July, with the initial meeting with the Reserve Specialist taking place in early August. The Executive Summary has been included in the Board Book, with the full draft study on the website for review. The draft has been sent to committee for their review and for the committees to provide questions / comments. We expect the next meeting to take place towards the end of September or early October. The final draft will be approved at either the November or December 2026 Board Meeting.

FY25/26 Audit: Auditor is currently working on the draft audit and still expects to have the initial draft in by Labor Day.

Bikes: Of the 113 bikes impounded at Parkfairfax in July, only a handful have been picked up. We have notices in weekly e-blasts, newsletter, and the pools about the September 30th deadline to pick up. Additionally, kayaks at the Yard will also need a current sticker by September 30th.

Electrical Panels: As of now, we have approximately 340 units that have outdated panels. (This is a higher number that was reported last month, as it was discovered there were actually units missing from the tracking spreadsheet; they have since been added). We have had 6 applications submitted for replacing panels since June. There will be an article in September newsletter about the importance of replacing these panels. And we will send the next round of letters in early 2027.

Investment Management Switch: At the July Board Meeting, the Board voted to switch from Wells Fargo to John Marshall Bank for managing their reserve funds. In early August, the Board Treasurer and GM met with representatives from John Marshall Bank to discuss the transfer. This is actively being worked on; there is not a set end date for this, as it depends on how quickly Wells Fargo will release funds.

Landscaping: Management, along with the Landscaping Chair & Liaison, continue to work with Lancaster to ensure the standards of Parkfairfax are met. We will be meeting to soon to discuss the plans for fall clean up, lead removal, and tree planting.

Master Planning Proposals: Proposals were requested from five companies and those that provided proposals have been included in this board book for a decision.

Pools: Pool B received a new lifeguard chair at the end of July after the existing chair was deemed too broken to repair. The locks & doorknobs at Pool B were replaced in July. The three new pool vacuums warranties were registered. There continues to be an issue with the guards leaving

trash out on Saturday night on the curb; the pool company has been told continuously this is not permitted.

Resales: In July, there were 6 resale inspections completed.

Smoke Detectors: There were 102 units with attics that lacked a smoke detector based on the 2025 attic inspections. When sorting these out by building the 16 buildings that had either 0 or 1 smoke detector had smoke detectors installed in all attic units the week of August 3rd; this covered 54 units. The buildings where only 2 or 3 smoke detectors were present will have the smoke detectors installed by the end of August, covering the remaining 48 units.

Additionally, the 2026 attic inspections will begin sometime in September. We are currently working on a schedule for the work.

Reserve Projects

Buildings 822 & 828: Work has officially commenced! Building 822 had work started in late July and Building 828 has had already had some excavating work done. As of August 13th:

- Test piles have been installed at Building 822, with Walker being onsite to supervise.
- Concrete has been discovered that will require the Avon crew to chisel it away to proceed with the work; as of now, it was limited to a small patch but if more is discovered, a T&M change order may be necessary to cover the costs of the unexpected discovery
- Walker is working to determine if a test pile will be needed at Building 828; they will determine this by Monday, 8/17 and if is needed, it will be installed that day.
- We are awaiting a change order regarding the soil replacement (this would specifically be to swap out the existing soil full of marine clay under all patios & stoops and replace it with more suitable soil. Although this technically will not happen until the end of the project, Avon needs to know whether to store the existing soil or if they can dispose of it).
- We have received the first Pay App for the project and are currently reviewing it.

Facia Board & Gable Replacement Project: Kolas commenced installing new trim board and gable ends in 32 buildings of Ward 3 this summer and are averaging 2 buildings per week. So far, 4 buildings have been completed. Because this work does depend on the weather, we are pushing to have all buildings completed by the end of this calendar year.

Global Exterior Inspection: The initial draft of the report has been included in this Board Book for review. The report recommended that for units undergo a crack monitoring program due to exterior cracks observed during the time of the inspections. The contract for this was signed and sent back to Walker in July, with the gauges installed on the four units the first week of August. Walker will coordinate their inspection of these with the time they are onsite with the Settlement Buildings.

Painting Project – Williams Painting will start Ward 3 Painting commenced their work in mid-July and has set a pace of 13 buildings per week to complete. Thus far we have had one complaint, and it was addressed immediately. With this schedule, the work should be completed prior to Thanksgiving.

Roof Replacements: The maker of the roof tiles is currently in production for the six roofs to be replaced in the Fall. At the time of this report, we do not have an exact date of delivery for the first two roofs, but we expect it to occur in late August / early September. Once we have dates and a schedule from Prime Roofing, residents will be notified.

Additionally, the tile manufacturer has recommended that a contract is signed and sent back by end of the calendar year if Parkfairfax wants to ensure buildings are done over Summer 2027.

Stoops: At the July Board Meeting, the Board approved the replacement of 8 small and 2 medium stoops. Ramos Architects completed & submitted the set of drawings for all 10 stoops to the city in early August for permits. Once the permits are received, Almo will be ready to proceed with the work.

Tennis Court Backboard – The new backboard at the Martha Custis courts was finished July 17th.