

Reports

Committee Reports

Committee Members:

Member	Role	Present/Not Present
Gary Hucka	Chair	Present
Valerie Hassett	Committee Member	Present
Lida Lewis	Committee Member	Present
Brian Mullins	Committee Member	Present
Alexandra Swan	Committee Member	Present
Grayson Quay	Committee Member	Present
Vacant	Committee Member	
Scott Mulrooney	Board Liaison	Present

Residents/Guests:

Resident/Guest	Concern	Title
Kim	Windows	

Agenda Meeting Start 7:05 PM:

1. Introduction of New Member: Lida Lewis and Grayson Quay
2. Another Question on Window Types: Request for a double slide (both panes slide). The window specs allow for single slide – one pane moves the other is fixed.
 - A. Bi-directional sliders are OK provided that an appropriate window lock is used for bi-direction sliders
 - B. Manufacturer’s proprietary window materials are not addressed in the specification. If the material falls within one of the broad categories in the window specification, the material can be approved by the Parkfairfax Covenants Director. For example, Andersen Renewal’s “Fiberex” brand material has been approved previously in Parkfairfax.
 - C. If a resident wants to install a window type that is not shown as an approved option on the window diagrams, the resident can submit an appeal to the Parkfairfax Board of Directors for consideration.
3. Gym Budget Pricing for Wall and Ceiling work based on proposed equipment layout options – Grayson Quay, Alexandra Swan and Gary Hucka will develop Reasonable Order of Magnitude pricing parameters

4. Parkfairfax Signage Plan for Community - Develop two options for text/format for each sign type. Alexandra Swan and Gary Hucka will develop 2 options for review for alternatives to the existing address directional signs.
5. HVAC Specs - New issues for inclusion: Lida Lewis and Gary Hucka will impound all the input so far in a draft specification for review by the APB.

Adjourn Meeting at 8:50PM. Note: The above agenda may not be completed by 8:30PM. At 8:30PM any items not completed will be carried over to the July APB Meeting.

A&PB Meeting

Join Zoom Meeting; <https://us06web.zoom.us/j/89257385052>

Dial-in: 301-715-8592 US (Washington DC)

Meeting ID: 892 5738 5052

Passcode: 879597

BUC Meeting Report

August 12, 2026

Attendees: Dan Ebeling (Liaison), Scott K, Heather, Cindy, Mark, Jim

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 • Solar at Maintenance Yard • Water Spigot Accessibility	• Balcony Solar • Water Usage Database • Trash/Recycling Town Hall	• Compost Pilot Program • Bike Donation	

MEETING MINUTES

Meeting called to order at 7:06pm.

Electric and Other Utility Tracking: The Committee confirmed that we do not feel that tracking other utilities, in the same way we track water, would be beneficial at this time due to the different nature of those utilities and committee bandwidth.

Compost Pilot Program: The committee workshoped the proposal for compost collection in the maintenance yard with Monster Organics. The proposal will be included in the board book for consideration.

Water Usage Tracking: Jim shared that he has begun incorporating sewer bills into the database. Since sewer bills are based on water usage, including these will give us a more accurate accounting of how much water waste costs the association. For example, if left unchecked, the overage from Building 806 would cost ~\$18,000/year. There are other circuits that are wasting a higher volume of water, but getting a good estimate still takes a lot of time due to the complexity of the data.

Enhanced Water Monitoring: Cindy met with Alonzo to discuss enhanced monitoring. They agreed that the system could theoretically be used in most of our buildings. Cindy

will reach out to the company to determine if they can accommodate our proposed use case.

Pool Water Sewer Relief: Mark reported that AlexRenew does have a program to install deduction meters on water lines that don't drain to the sewer, such as pools and irrigation systems. By installing these meters, we will reduce the amount of water reported to the sewer company, and thus our bills. There is a monthly cost per meter. Our next step is to work with staff to identify possible locations for deduction meters.

Trash/Recycling Town Hall: We identified October 27 as a possible date for a town hall with our trash and recycling contractors. The goal of this town hall is to educate residents on proper disposal procedures. If approved, we hope to have Monster Organics attend as well to discuss composting.

Balcony Solar: Heather's research into our historic designation suggests that there are no federal, state, or city regulations that we have to follow with regards to balcony solar panels. Therefore, it is up to the association to determine what regulations we need to have in regards to these. The law that allows these units goes into effect on January 1, 2027. Committee members are drafting a survey for residents to determine if additional changes to AR 2 are necessary.

Maintenance Yard Solar: Research on the feasibility of installing solar panels on the buildings in the maintenance continues.

Meeting adjourned at 9:15pm

Covenants Committee August 11, 2026

Anita van Breda

Attendees:

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

Applications Considered

	Non-Routine Change	Address	Action Taken	Comments
1	HVAC	3320 Wellington Rd	Approved	With stipulation final mechanical and electrical permits are submitted for the files.
2	HVAC	1643 Fitzgerald	Approved	With stipulation final mechanical and electrical permits are submitted for the files.
3	Planting	3370 Gunston	Approved	With stipulation tenant contacts Miss Utility and submits determination for the files confirming no obstructions, prior to any digging.
4	Trellis	1106 Valley	Denied	Applicants provided historical context that patio and bench/shade structure was present and had been approved by Covenants Committee prior to their purchase in 2017 from former PF BoD member.

Other Matters:

1. The Committee met in July to discussion potential recommendations related to prioritization of violation inspections, discretion related to violation prioritization, clarity regarding due process, and potential pathway for challenging and appealing a violation.
2. CC will request meeting to discuss experience with covenants violations/enforcement with Covenants Director and PF staff and BoD representatives. Date to be determined, preference is for in person meeting in the Fall.

Parkfairfax Landscape Committee
August, 2026

The Landscape committee meeting focused on Parkfairfax's budget requests, landscape maintenance standards, tree work, and management concerns. Discussions during the meeting included:

Planning for FY28 Budget Request

Previous requests included supplies for Adopt-a-Tree, leaf collection, Gardens in the Park, and "mosquito buckets of doom"

- Approximate amounts discussed included \$100 for mosquito buckets and \$500 for Gardens in the Park, with modest amounts for the other initiatives
- Volunteer-project supplies could cover gloves, pruners, shovels, outreach materials, and related work at locations including Follow-up and Valley Drive, North Quaker, Mount Vernon, Mount Eagle, and the Mimosa tree
- Reusable event and tree signage: Corrugated-plastic signs could identify native trees during the home and garden tour. Signs could include a QR code, a brief species description, and no event-specific date. Reusable wire frames and evergreen designs would support future Mimosa events and other outreach

Updates and Discussion

With the Landscape Manager position open, the Committee had a few items to be brought to Management's attention for staff and vendors:

- *Landscape cloth* remains under mulch in top lots and along some trails, where it has deteriorated, become exposed, and allowed grass to grow through it
 - o Management should be asked not to install additional landscape cloth and to assess the effort required to remove older material
- *Tree maintenance and removal:*
 - o Two dead or substantially declining trees near Gunston and Lyons, including an old evergreen at 3760 Gunston and a locust approximately nine-tenths dead, should be included in questions about the tree-removal schedule
 - o Repeated "volcano mulching" around tree trunks suggests that the requirements need reinforcement, especially as crews change
 - o The committee questioned how frequently Davey Tree visits, who evaluates trees before work begins, and whether an arborist takes a holistic view of tree health and structure
 - o Davey is preferred for pruning, while Ryan's is generally used for removals; this distinction had recently been reconfirmed with Alonzo

- *Mowing or cutting down of plants:* Large mowers have used narrow steps and garden areas as shortcuts, damaging roughly two feet of grass and vegetation, scraping concrete, and removing sections of English ivy. Smaller mowers, alternative routes, photographs of damage, and possible “no mower access” signs or bollards were suggested
 - Maintenance standards and supervision: The landscape contract reportedly includes best practices for trenching, mulching, and related landscape care and should be enforced by management- Contractors should use plywood, boards, or mats when equipment crosses grass, tree roots, or slate sidewalks
 - Differences between areas with careful work and areas with damage may reflect inconsistent supervision
 - A lack of documented oversight or recourse was cited when poor pruning or equipment damage becomes apparent years later
- *Heavy equipment* had already left tracks over the roots of a large oak near buildings 828 and the facing building, without visible plywood protection
- *Terracing:* Aging hillside terraces built around the early 1980s are deteriorating and falling back into the slope. Similar concerns reportedly exist elsewhere, although responsibility may differ between common areas and structures created for patios
- *References for a possible goat-based invasive-plant project* were expected during the week so committee members could inspect prior sites

Recreation Committee Report

August 19, 2026

This report reflects the topics discussed at the August 4, 2026 meeting of the Committee and work throughout the month.

Members:

Lisa Harger, Chair
Cindy Engelhart
Courtney Killian
Megan Shugart
Karen Terry
Michelle Wagner

Liaison:

Elaine Lawler

Visitors:

Yvonne Zecca

Fitness Center

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.

- Megan Shugart will provide an interim report to the Board containing the Committee's analysis of the comments, requests, and suggestions received from the community, the equipment that needs to be addressed immediately, the status of working with vendors, etc.
- Temporary nightlights have been installed at the gym until motion sensor lights can be installed and locker room door removed upstairs.
- Lack of internet access at exercise room reported to staff. Alonzo Alexander has notified outside contractor.

Pool

- Management has addressed the ongoing issues involving the doorknobs/locks at Pool B so that the doors lock and residents have to use their amenities pass to gain entry.
- There are continued issues with getting Pool B clean on Friday morning (after it being closed on Thursday). The Committee suggested a solution to Management but has not received a response to that email yet.
- A new lifeguard stand has been purchased and installed at Pool B. High Sierra recommended the model and Parkfairfax built and installed it. A photograph of the new stand is included at the end of this report.
- We are still missing the carts for the new vacuums at Pools B and C. Management has not updated the Committee on what progress has been made to resolve this issue.
- Bike racks, including concrete slabs, have been installed at Pools A and B.

- New green umbrellas and tables have arrived at Pool A.
- Lisa will meet with the inventory specialist regarding sun sails over Pool B's baby pool and replacement of tables and umbrellas.
- Cindy is investigating the use of rail sleeves (on swim ladders, for example) as a potential solution to improve grip and reduce heat.
- Cindy and Alonzo met to establish a protocol for inventorying loungers, tables, chairs, and umbrellas to facilitate timely replacement planning for the next season.
- The proposed lifeguard rotation schedule was never discussed with High Sierra by Management. As a result, the staffing pattern experienced in previous summers has continued, with one lifeguard stationed on the stand while the remaining lifeguards are in the guard room. The sign-in desk is also frequently left unattended. The Committee intends to ensure that this pattern is corrected and that the new RFP for next season reflects the same standards as in previous years. The Committee will start preparing the pool contract RFP soon.

Courts

The work on the backboard at the tennis courts at Martha Custis was completed last month.

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 Committee has been working on a draft neighbor survey for lighting at the gazebo for the Board's consideration.

AR-15

Work on AR-15 is progressing.



Dana Cross

From: Bob <bob2@comcast.net>
Sent: Thursday, August 6, 2026 1:16 PM
To: Dana Cross
Cc: Robert Gronenberg
Subject: Minutes of 03 August 2026 Parkfairfax Transportation and Land Use Committee (TLUC) Meeting

The august Parkfairfax TLUC held its August meeting on 03 August in the humble Community Room!

- Our special guest was Silas Sullivan, City of Alexandria Urban Planner. Mr. Sullivan, along with his former colleague, presented the Alexandria Traffic Calming Project at the well-attended Townhall in November 2024. While there was general agreement on the need to improve safety on our streets, the still-unfinished implementation has already generated scores of concerns among Parkfairfax residents. The placement of so-called flex-posts at two intersections as well as inconsistent pavement markings at various bus stops and intersections have not been well received. Rather than include block by block details in these minutes, a formal letter to the City expressing resident concerns is being drafted for Board approval later this month.
- The lack of basic benches at most bus stops in Parkfairfax was discussed along with suggested options. ADA compliance was cited as an impediment to installing benches, although that does not appear to be insurmountable.
- In response to resident complaints, issues concerning Mt. Eagle Pl. traffic and parking were discussed. Reportedly, vehicles, including delivery drivers, frequently drive the wrong way (clockwise) around the circle at the end of this City controlled street. Although there is a “one way” sign posted in front of the circle, as a dead-end street, Mr. Eagle is not high priority for enforcement. The resident who requested this matter be tackled by the TLUC failed to show up at our meeting!
- The win-win proposal to modify parking restrictions on Valley Dr. and provide 24 off-street spaces for CBES faculty in return has been awaiting ACPS concurrence since March! While ACPS insists that this matter is a “priority” for them, there apparently is a significant backlog and communication gap between TES and ACPS. Mr. Sullivan informed us that a monthly meeting has been established to improve this situation and I have requested this matter be docketed for their next conference.
- Subsequent to the TLUC meeting, our beloved (but cursed) EV Charger at the Martha Custis Pool was replaced with a refurbished unit on 05 August to rectify a power board issue. After one month downtime, many residents were eager to see the station back in operation. Unfortunately, as of press time, there appears to be an intermittent fault affecting Port 2 of the two port charger. Blink Charging has been notified and is working to remedy this issue, under warranty.
- In April, Parkfairfax applied to the Dominion Energy EV Charging Access Program and was selected to advance to the next phase of the evaluation process. Upon final approval, this program would support the installation and maintenance of a dual port ChargePoint or Tesla charger in Ravensworth Pl. at no cost to Parkfairfax. Following Board approval, a site visit and coordination will be required to finalize the program approach.

In view of the Labor Day holiday, the September meeting of the TLUC will be convened on 31 August at 7PM in the Community Room. Our regular first Monday pattern will resume in October.

date

Alexandria Carroll

Complete Streets Program Manager

Department of Transportation and Environmental Services

City of Alexandria, Virginia

Dear Ms. Carroll,

Parkfairfax truly appreciates your commitment to making our community safer. We hosted a well-attended Townhall in November 2024 where Mr. Silas Sullivan and a former colleague presented traffic calming concepts based on speed measurements taken several months prior.

While we viewed the approach as generally sound, the still incomplete implementation has already raised serious concerns within our community. We met again with Mr. Sullivan on 03 August 2026 to share our concerns. Allow me to cite some specifics.

Flex Posts

Of greatest concern are the so-called “flex posts” placed at the intersection of Martha Custis Dr. and Gunston Rd. near the entrance to the Shirlington Circle. DASH lines 36A and 104, as well as Metrobus A71 all exit the circle at Gunston Rd. and must turn right at the 4-way stop to ascend the hill on southbound Martha Custis Dr.. When other vehicles on northbound Martha Custis are waiting at the stop sign, turning buses must now wait in this congested roadway for clearance to safely turn. Even without cross traffic, buses and other large vehicles cannot execute the tight right turn properly and must use a portion of the “wrong” lane on Martha Custis thanks to the flex posts. Flex posts installed at the south intersection of Martha Custis, Gunston and Valley pose a similar challenge for right turning buses, although the traffic volume there is considerably less.

One of the goals of the 2019 Alexandria Transit Vision Plan was to incentivize bus ridership by reducing travel time. Unnecessarily forcing buses to jockey back and forth with other vehicles simply to execute right turns is clearly antithetical.

These flex posts also create traffic congestion Gunston Rd for westbound traffic approaching Martha Custis Dr. and the Shirlington Circle. As the curb lane is now blocked off, traffic turning

right from Gunston to Martha Custis must wait behind other vehicle waiting for the circle entry to clear, or take an unauthorized shortcut through Lyons Lane, a private street. This creates unnecessary congestion on westbound Gunston Road.

Additional concerns have been expressed about snow removal. While snow is normally plowed against the curb, it is unclear how this will be accomplished without uprooting the flex posts or completely obstructing the intersections with piles of plowed snow.

Pavement Markings

Mysterious and inconsistent pavement markings have been added to some, but not all, bus stops and intersections in Parkfairfax. The bus stop on the south side of Martha Custis and Mt. Eagle has been marked with a double white line parallel to the curb. The bus stop on the opposite side of Martha Custis has been similarly marked but the double white line there does not extend the full length of the bus stop! The next bus stop at Martha Custis and Fitzgerald Lane is marked with a single white line and cross hatching. The following stop on Martha Custis and Gunston has a double line plus cross hatching plus gray paint. Bus stops on Gunston at Lyons Ln. are marked with double white lines and cross-hatching, whereas stops on Gunston at Greenway Pl. and many other stops in Parkfairfax are not marked at all, some even permitting vehicle parking in the bus stops.

It is unclear to residents and bus driver alike whether they are to wait on the curb for the bus or expected the bus will cross the lines and cross hatched area and pull up to the curb.

Communication with DASH and WMATA indicates a less than universal interpretation of these novel lane markings.

In addition to the confusing bus stop markings at Martha Custis and Mt. Eagle Pl, a conspicuous dual white line trapezoid was painted, presumably to encourage unusually wide turns into Mt. Eagle. Not only does respecting the trapezoid violate standard turning protocol (VA Driver's Manual, p.18), it results in turning into the lane of opposing traffic exiting Mt. Eagle Pl.!

Speed Humps

Despite lobbying efforts to have curb to curb speed humps, all recently installed speed humps in Parkfairfax are speed cushions with two notches to allow emergency vehicles to pass unimpeded. While the rationale for this configuration is understood, there are unnotched speed humps in other jurisdictions and even in Alexandria (e.g. Montrose Ave.). There are even two on Valley Dr. in Parkfairfax near the Charles Barrett Elementary School. The problem with notched speed bumps is that non-emergency vehicles tend to cross the double yellow line so as to partially avoid the jarring effect of the speed bump. We have observed wide stance vehicles such as buses and truck straddle the center bump to as to avoid slowing down altogether.

Several months ago, the chair of our Transportation Committee spoke directly with Alexandria Fire Department Chief who was not able to cite official policy in this regard.

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The location of the speed humps is also puzzling. While some are mid-block, others are near intersections controlled by 4-way stop signs. Approaching a stop sign, one naturally reduces speed. And after leaving a stop sign, it takes some distance to reach excessive speed. Would it therefore not make more sense to locate all speed humps midway between stop-sign controlled intersections?

And it should be noted that pavement marking and signage remain incomplete at multiple locations, nearly two months after speed hump installations, with no further progress evident.

In Conclusion

We have the utmost respect for the City of Alexandria professional traffic engineers. Please recognize, however, that our long-term residents have firsthand knowledge that can complement the traffic engineers' professional expertise. Parkfairfax is not a cookie-cutter geometric grid community. Virtually all streets here are curved and are inclined, including three very steep hills. In February 2025, the aforementioned chair of our Transportation Committee offered to engage with TES during the detailed design process. That didn't happen. We still would welcome the opportunity to balance traffic calming objectives with our community transportation needs.

Summary of requested actions

1. Remove all flex posts
2. Remove confusing, inconsistent and hazardous pavement markings
3. Complete pavement marking and sign installation
4. Reengage with Parkfairfax to optimize traffic calming implementation

Thank you for your kind consideration.

Very respectfully,

Scott F. Mulrooney

President

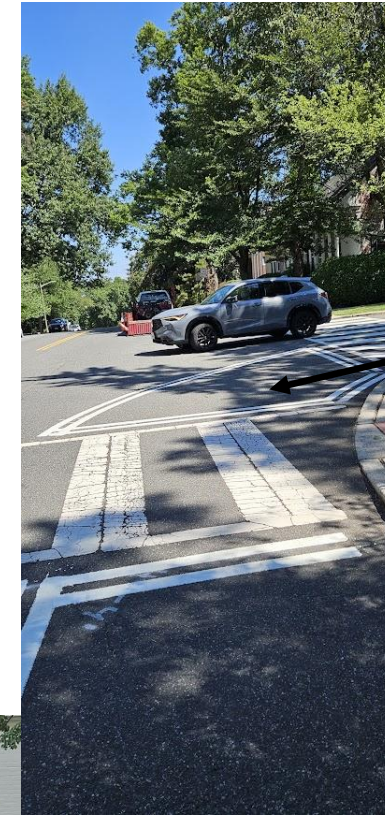
Parkfairfax Unit Owners Association

3360 Gunston Road

Alexandria, VA 22302

DRAFT

Martha Custis and Mt. Eagle



Martha Custis and Fitzgerald



Martha Custis and Gunston

