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# Parkfairfax Condominium

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## UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198  
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## NOTICE TO RESIDENTS

### EMERGENCY

**Buildings: 510,512,534,536**

Delivered March 17, 2017

See Map of proposed excavating area on reverse side (sewer)

The Board of Directors has contracted with E&G LLC to remove and replace 150' of sanitary sewer pipe at rear of **buildings 510,512,534,536**. Excavating will begin on Monday, March 20, 2017 at 9:00am – 5:00pm (Weather Permitting).

These sites were selected having met one or more of the following criteria: the sanitary sewer has a **history of stoppages**; there is known or suspected damage to the pipe; the pipe makes a turn/bend of 45 degrees or greater upon exiting the building; the sanitary sewer pipe travels a great distance (150+ feet) before intersecting with a main sewer that is downstream from a man-hole; the sanitary sewer exits the building at or near the center of the building requiring maneuvering the water jet hose (or mechanical snaking equipment) across the crawlspace.

**Residents with affected gardens, patios, or other improvements will receive an additional Notice with more information.**

What: Excavating and removal/replacement of sewer pipe at behind buildings 510,512,534,536.  
Commercial Equipment will be onsite. **Tot Lot 2 will be closed until all work is completed**

When: March 20, 2017

Where: Behind Buildings 510,512,534,536

Time: 9:00 – 5:00

Some locations will not be accessible due to heavy duty equipment (backhoe). Please stay outside of yellow caution taped area.

Association staff will remove plantings, shrubs, borders, patio paving materials, and other site improvements in the affected areas. This work will be done ahead of the date the clean outs are to be installed. The Association is not responsible for any damage that may result to landscape plants, decks, and other site improvements around your unit when it is necessary to gain access to your building to perform necessary repairs or maintenance (Administration Resolution No. 2; Sec. IV-A, 3d; and Parkfairfax's Covenants Specifications for Patios/Decks Sec VII. c.). That includes, but is not limited to: plant material around the building; plant material at the approach to the building; gardens at any location; and plant material around trees being trimmed or removed. If you have plants that you wish to preserve, you should take steps to provide for the removal and care of those plants prior to the start of work in the area. Parkfairfax staff may remove any plants and other materials that are remaining at the start of work. Parkfairfax staff will attempt to preserve and replant small trees and shrubs, but cannot guarantee the survival or replacement of any plants. The Association will not replace annuals and perennials that are damaged as a result of necessary repairs and maintenance. Restoration by Parkfairfax staff will include re-grading, application of mulch, and seeding of damaged turf but will not include reinstalling patios or other site improvements.

If you should have any questions, please contact Alonzo Alexander at 703-578-3427