

Parkfairfax FORUM

The Official Newsletter of the Parkfairfax Unit Owners Association
www.Parkfairfax.info

April 2019
Volume 41, Issue 4

2019/2020 Budget, Assessments, and Annual Meeting



For the last several months the Board has been reviewing our budget in order to develop both our priorities for 2019-2020 as well as determine our annual assessment requirements. After an extensive review process given the last few years of unchanged assessments the Board believes we have largely found most efficiencies that were critical for us over the past several budgets and we've been focused on ensuring resources for property maintenance and investment for the property. Therefore, the Board has approved a budget that would include a 1.44% increase in annual assessments over last year. This small increase helps us keep up with inflation, allows for strong investment in landscaping, critical building infrastructure projects, and reserving funds for a capital improvement fund that will allow us to continue to improve the property to protect al owners' investment but also make the property a better place to live. The full budget is available online for all owners to review.

We will be sharing information about the budget and investments for the next year at the upcoming Annual Meeting, and there will be time for owners questions and discussion.

In addition, the Board has decided to change management companies to begin using Barkan in order to manage the finances of the Association. Our belief is that this national firm that represents similar properties and has strong qualifications will be able to improve our financial tracking, cash management strategies, and improve customer service to our owners. As such in the coming weeks you will receive notices from Barkan about their transition away from KPA as part of the upcoming changes to assessments. Barkan will be mailing and emailing information to owners with new coupons for assessment payment as well as online and ACH options. Barkan will also provide instructions and guidance for those who have automatic payments set up, which would need to be updated anyway as the assessment amounts are changing.

Should you have questions you should feel free to reach out to your Board Ward representative, At Large Directors, or Management.

PARKFAIRFAX MAY LOSE DIRECT BUS SERVICE TO PENTAGON METRO NEXT YEAR!



If you ride DASH or Metrobus, you may be aware that Alexandria has engaged an outside consulting firm to assess future transit needs and community priorities, and to design a bus network for the future. Two concepts are being considered; one based on maintaining neighborhood coverage, with the other based on increased service along major routes at the expense of coverage.

Regardless of which concept is ultimately pursued, or a hybrid thereof, the impact on Parkfairfax bus service will be SEVERE.

DASH routes AT-3, AT-4, AT-3/4 Loop and AT-9 will be completely eliminated. Metrobus 22A service through Parkfairfax to Pentagon City and the Pentagon will similarly be eliminated. Metrobus 23A/B to Crystal City will remain unchanged, as of now.

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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

www.Parkfairfax.info

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*All Board Members, the General Manager and the Assistant General Manager can be contacted by emailing BoardofDirectors-Mgmt@Parkfairfax.info

*All Board Members can be contacted by emailing BoardofDirectors@Parkfairfax.info

Meetings begin at 7 p.m. at the Association Office. The meeting agenda is posted on the bulletin board outside of the main office. Board package material is available for residents to review at the Association Office and website.

COMMITTEE CONTACTS

Activities Committee Chair: Karen Elsbury - kelsbury@comcast.net

Building and Utilities Committee Chair: Suzanne Salva - suzannesalva28@gmail.com

Community Outreach Committee Chair: Janet Schrader - jschrade_us@yahoo.com

Covenants Committee Chair: Yvonne Zecca - yzdue2@earthlink.net

Finance Committee Chair: Margaret Foxwell - m.foxwell@comcast.net

Landscape Committee Chair: Robin Davis - sororobin@gmail.com

Recreation Committee Chair: Meghan Dressel - Meghandressel@gmail.com

Transportation and Land Use Committee Chair: Bob Gronenberg - bob2@comcast.net

The Newsletter deadline is the 10th of each month preceding publication month. Email editorial announcements, commercial and classified ads to: dcross@parkfairfax.info.

Publication of advertisements in no way implies an endorsement of the products or services by Parkfairfax Condominium Unit Owners Association or its Board. The opinions of columnists and letter writers are their own and in no way reflect the opinions of Parkfairfax Condominium Unit Owners Association or its Board.

Letters to the Editor of 150 words or less are welcomed from owners, mortgagees or residents of Parkfairfax. It must be signed and include your unit address and phone number (address and phone number will not be published) and submitted by the 10th of each month preceding publication.

KPA Management 6402 Arlington Blvd
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MAIN OFFICE:

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MAINTENANCE OFFICE:

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Alonzo Alexander
AAlexander@parkfairfax.info

Jennifer Jett-Bowling
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1200 W. Glebe Road
Phone: 703-578-3427
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Monday - Friday 7:00 a.m. - 3:30 p.m.

After Hours Emergency Number:

1-866-370-2977

Onsite Police Officer - Brian Fromm:
Brian.Fromm@Alexandriava.gov

March Board Meeting Highlights:

- The Board Passed a motion to grant VDOT an easement to build and maintain the HOT lane sound walls for the amount of \$11,500.
- The Board PASSED a motion to approve the FY 2020 Budget with a 1.44% increase in assessments over the current level.
- The Board PASSED a motion to approve the January 2019 Reserve Expenditures in the amount of \$162,972.
- The Board TABLED a motion to approve the February Reserve Expenditures.
- The Board PASSED a motion to award a resident, to be named at the Annual Meeting, the Outstanding Service Award.
- The Board PASSED a motion to award a resident, to be named at the Annual Meeting, the Volunteer of the Year Award.
- The Board PASSED a motion to purchase a master insurance policy submitted by Brethren Mutual at a cost of \$420,726.
- The Board PASSED a motion to approve the draft audit for FY2018 as submitted by DeLong & Stang
- The Board DEFEATED a motion to reimburse an owner for costs associated with water damage to their unit.
- The Board DEFEATED a motion to approve a contract with Community Landscape Services to install a pathway behind Building 939.
- The Board PASSED a motion to pay off the mortgage on an Association-owned unit on Martha Custis for the amount of \$148,298.88.
- The Board PASSED a motion regarding a personnel matter.

PARKFAIRFAX NEEDS YOUR HELP TO MAKE QUORUM!!

We need a Quorum of 25% for the Annual Meeting!

If there isn't a 25% quorum, the meeting has to be rescheduled—at a considerable cost.

Owners recently received a packet of information that included options for participating if you are unable to attend the meeting. Please review the election packet and participate by one of the methods suggested. **You can also cast your ballot in person at the Annual Meeting on Wednesday, April 17, 2019 at the Charles Barrett Elementary School.** Doors open 6:45 pm—polls close at 8:00 pm. If you have any questions, please call or email Sarah Clark at 703-998-6315 or sclark@parkfairfax.info.

LANDSCAPE VOLUNTEER APPRECIATION PARTY

On Saturday March 16, the Landscape Committee thanked volunteers and friends with a St. Patrick's Day themed party in the Parkfairfax party room. Approximately 40 people dropped by to enjoy mulled cider and other refreshments. Hosting the event were Landscape Committee Chair Robin Davis and members Susan Bruns, Martha Crawley, Susan Crawford, Scott Knudsen, and Marcia Trick. Member Maria Wildes helped with planning.

Board President Scott Buchanan, Landscape Committee Liaison Kathy Schramek, Robin Woods, and Nick Soto were Board members who joined the committee in thanking the volunteers. Activities Committee Chair Karen Elsbury and Covenants Committee Chair Yvonne Zecca also attended. And thanks go to Janet Schrader, Chair of the Community Outreach Committee, who attended and took photos of the event.

Susan Crawford and Scott Knudsen displayed photographs and handouts concerning which plants are invasives and which are good choices for our gardens. Scott offered for sale Plant NoVa Natives Campaign's useful booklet Native Plants for Northern Virginia. In addition, guests viewed a poster giving summary figures on the Adopt-A-Tree program and saw a list of new trees available now for adoption.



Landscape Committee Chair Robin Davis and member Martha Crawley welcome guests to the party.

Landscape Committee members Marcia Trick and Susan Crawford chat with tree adopter Trudy Gongora.



Board President and tree adopter Scott Buchanan and Covenants Committee Chair Yvonne Zecca share a laugh at the party.

The Parkfairfax Chili Cook Off held on March 9th and sponsored by the Activities Committee was a huge success! A good time was had by all, as residents enjoyed tasting a wide variety of chili and beverages and catching up with their neighbors. Aedan Comey was awarded 1st Prize with his Pulled Pork Chili, with Amber Heinz a close 2nd with her Beef & Bacon Chili. Beth Koprowski was the top Vegetarian winner. Our thanks to all of the participants!! Thanks to our judges: Cary Kelly from The Cookery, Becky Brown from My Utensil Crock and Federalisms, and our new Activities Committee member Margee Eife. Thanks also to Fairlington Pizza for providing the IPA's. We're already looking forward to next year!



APRIL USP SPECIALS

Shower & Tub Accessories

1. Premier Shower Assembly: \$109.00, includes labor (Non-Special price, \$22.06)

2. Delta Shower Assembly: \$130.00, includes labor (Non-Special price, \$34.94)

3. Diverter, Tub Handle, Overflow Plate & Flange: \$112.00, labor included

4. Shower Box Wall Cap: \$120.00, labor included

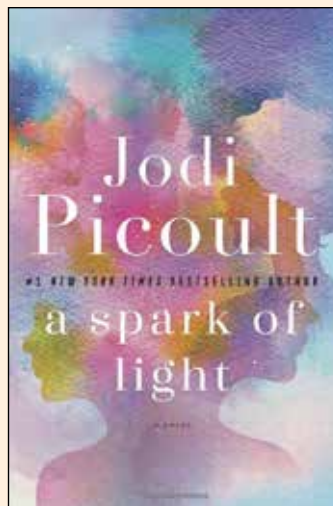


BOOK GROUP: *A Spark of Light*

By Jodi Picoult

WHEN: Tuesday, April 16, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Novel. Jodi Picoult again tackles a controversial topic with remarkable dexterity.... Working backwards in time from a shooting in an abortion clinic, Picoult uses multiple narratives to peel back the layers of events, circumstances, and emotions that led up to the tragic incident that kicked off the book. Both sides of the abortion debate are represented and perspectives shift—in both directions.... There are tough moments in

the book; the characters face heartbreaking choices, self-doubt, and fear, but Picoult treats her subject and story with great care and respect. ... Picoult's latest is a thought provoking read that will inspire conversation and appeal to both the author's existing fans and newcomers to her work.

We will have light refreshments, but feel free to bring something to share!

The group meets on the third Tuesday of every month, everyone is welcome. For information, contact Emily Hovind at emhovind@hotmail.com.

Book Group Coming Attractions

May:

Orient Express, by Graham Greene

2020 ASSESSMENTS

Model Name	FY20	Model Name	FY20
1A Jackson	388.49	2B1 Madison	489.59
1B Jefferson	420.96	2C Washington	475.25
1C Monroe	411.15	2D Cleveland	541.63
1D Adams	383.20	3A Van Buren	568.79
1E Garfield	398.32	3B Harrison	597.47
2A Lincoln	459.41	3C Coolidge	633.67
2A1 Lincoln	477.51	4A Roosevelt	764.18
2B Madison	477.51		



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Top Three Reasons for an Early Spring Walk-Through with Parkfairfax's landscape contractor, Community Landscape Services

Spring is a wonderful time of year in the landscape. Plants are emerging from dormancy and beginning to bloom; lawns are turning green; and nature is coming alive! Taking time for a spring walk-through is not only rewarding because it's wonderful to be outside but it is also a great time to evaluate how the grounds fared through the winter and discuss and plan this year's landscape projects.

Here are three advantages to for an Early Spring Walk-Through of our grounds.

- 1. Identify property hot spots:** As everyone can imagine, the Board, management and our staff are pulled in many directions. By taking the time to walk the grounds, we can identify problem areas that might need a little more attention and save time for the rest of the year. We will make notes to ensure problem areas are flagged and identify spaces that residents have identified. We already have generated a good list with a lot of areas being noted through the new Buildium system.
- 2. Budget:** We meet frequently throughout the year with Bill Munt of CLS and Robin Davis, Landscape Committee Chair, to look at individual issues that need to be remedied. During the spring walk-through we discuss both the operating budget and the reserve budget. We set property priorities for the year and plan to get proposals for any small projects as soon as possible. We then put together a large-scale project plan to be presented to the Board and the Landscape Committee for review.
- 3. Get ahead of the rush:** Spring, in the both the landscape and property management industry, is very busy. By meeting early, we can provide a more robust plan to our owners and residents allowing them advance notice of pending or upcoming work.

Here are several examples of items we will already have begun to or will evaluate during the early spring walk-through.

- 1. Drainage and Erosion:** Last year we had record-breaking precipitation and this year is no different. Spring is a great

time to discover, discuss and address potential drainage and erosion concerns throughout the property.

- 2. Turf:** This is probably the area where the most attention will be given in April and May. We have already identified several areas where the turf has simply washed away, removing topsoil and exposing both roots and rocks. Many areas will be deep tilled, rock raked and then have new screened top soil and compo organic soil mix tilled in. This, in some areas, will be followed by sod or seeding. Some areas where the soil is still sustainable will get deep aeration, added top soil as needed, then seed and starter fertilizer to promote good root growth.
- 3. Retaining Walls:** Are Retaining walls needed in certain areas to stabilize erosion concerns? Are old timber walls beginning to fail and in need of repair or replacement? The Parkfairfax landscape team has already begun a wall project on Mt. Eagle by building 937. New drains, crib walls and the addition of turfstone permeable pavers for the path to the tot lot are all being incorporated in this work.
- 4. Woodland Encroachment:** Has the wood line perimeter been encroaching into common areas and needs to be trimmed back? We will be evaluating several areas for further possible enhancement work.
- 5. Trash Detail:** Has significant trash accumulated or been dumped on your landscaped or native areas and should be removed? CLS has already begun the wood line clean-up and we did note that in many areas folks had simply dumped dead plants, old pots and landscape debris. As referenced in last month's Managers Corner, dumping waste of any kind is not permitted in the woodlands.
- 6. Tree Health Assessment:** We will also be looking for dangerous, dead or diseased trees. As leaves emerge, it is much easier to identify hazard trees (dead or dying) that need to be removed, dead wooded, or pruned to remedy dangers. Our arborist, Bill Munt, will be again doing a survey. So far this year (2019) we have performed tree work in 131 locations and have expended close to \$249,000. That's more than 2% of the Association's annual budget.
- 7. Tot Lot structures and "chips":** Staff has already begun to inspect and schedule painting/repairing of surfaces and several lots will have new blown in carpet mulch added. Others will be "fluffed up" as needed.
- 8. Beautification:** Where could the community consider renovating unsightly beds or adding new trees to create a more impressive landscape. There are currently several areas where turf has died or won't take, such as around trees with a large drip line. We are investigating making some of these areas large mulch plant beds using native drought and shade tolerable plantings. Also, there are some slopes which may benefit being transformed using meadow type grasses to

'Manager's Corner' continued on page 6.

Parkfairfax

Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2019 Parkfairfax Activities



Face Painting/Sno Cones

Saturday, June 1st, 1pm-3pm (*Note date change*), Martha Custis Pool



2019 Parkfairfax Summer Concert Series (6-8pm)

Concert #1 – Saturday, June 15, 2019 — Mars Rodeo

An extensive list of original, classic, and modern rock

Concert #2 – Saturday, July 20, 2019 — Joe Chiocca Band

A blend of Rock, Blues, Jazz, Swing, Folk, and R&B

Concert #3 – Saturday, August 10, 2019 — Marina Station

Classic Rock, Jazz, Blues, Soul, Disco, Beach, Funk, Punk, Alternative, and Modern POP

The above events are hosted by the Parkfairfax Activities Committee. If you would like to join the Activities Committee, please attend the Activities Committee meeting held the first Tuesday of every month, starting at 6:30PM at the Parkfairfax Party Room (Mgmt Office), 3360 Gunston Road.

'Manager's Corner' continued from page 5.

eliminate the cutting which is difficult at best. Management will be working with the Landscape Committee and CLS with Board approval on this process in the coming months.

Once we have completed our walk-through and prioritized what areas need to be addressed and received input from the Landscape Committee meeting on March 28 with CLS and management, we will work within the budgeted funds available for the year, allowing us to quickly turn around the plan and submit to the Board for approval where needed.

Tennis Courts, Lighting Controls

All five of the lighted tennis courts and the basketball court are timer controlled. Please call Maintenance at 703-998-6315 if any lighting is out or not working properly or if any other required maintenance is required at the tennis court areas.



Scheduled Preventive Maintenance

The Plumbing Crew will continue snaking the sanitary sewer pipes in the crawlspaces as their schedule permits. To avoid handling of your personal property, and to keep things moving as quickly as possible, please do not store anything on the building's hatch well covers. These are the large, black, steel, half circles normally located at the rear, or ends, of the buildings. Please note that Maintenance needs periodic access to the buildings' crawlspaces for both routine and emergency repairs. Large pieces of equipment and piping might occasionally be brought into the crawlspaces. Keep this in mind if you decide to plant around the crawlspace opening. While the staff tries to be careful, they must have room to enter and exit these spaces. Do not plant or store anything here that you might regret losing.

Warmer Weather is Here

After the mild winter we've had, some feel we may now be in for a hot summer. Several years ago thru the wall A/C units were introduced to Parkfairfax Condominiums. In the ensuing years, a large number of these units were installed. More recently Ductless Units were developed which soon transformed the HVAC industry by providing a broader choice of cooling options for the general public. In an effort to maintain the historic lasting appeal of Parkfairfax, the Board of Directors appointed a committee to develop a set of specifications designed to standardize and guide homeowners and contractors in the process of upgrading to ductless units. If you are among those considering installing a ductless split system, please pick up an application from the main Parkfairfax Office. You will also be provided a copy of the current HVAC Specifications for Central Packaged Split System Electric Heat Pumps. Once you have selected a contractor, we would encourage you to set up an onsite meeting with your contractor and maintenance staff to go over the specification requirements for a smooth installation.



Problems from moisture intrusion?

From time to time we receive reports from Parkfairfax residents who find moisture intrusion near a thru-the-wall A/C unit, if you find yourself with such a problem please call Parkfairfax 703-998-6315 to have someone from maintenance inspect it. Parkfairfax bears responsible for maintaining a proper seal between the brick and the metal thru-the-wall sleeve; however, it is the resident's responsible is to maintain a proper seal between the A/C unit and the metal sleeve. We have found instances where the metal sleeve was removed when an A/C was replaced, this should never be allowed to happen, but when it does the resident then becomes responsible not only for possible water intrusion, but also for the re-installation of a new sleeve. If you are not sure that your A/C unit has the proper sleeve you may call Parkfairfax to have it checked.



IMPORTANT... Please Read This If You Have an Attic Level Ceiling—Over the years, a small but significant number of attic level ceilings have loosened from their joists, and in some extreme cases have fallen. These attic level ceilings may become unattached from the joists/ceiling structure for many different reasons, roof leaks, improper storage by residents, a possible misstep of a past resident, vibration or workman in the attic that may have loosened the ceiling below from its anchors; and, over time, a ceiling may finally simply yield to gravity. We have not been able to determine the cause of the failure in every instance. As a precaution, we ask that each resident be watchful particularly of attic level ceilings; and especially if it appears that an attic level ceiling may be “sagging” down, in towards the unit. There are some things you can do to make sure your attic level ceiling stays in good shape. You should make certain that everything in the attic is being supported by the joists (the beams that the ceiling is nailed to). Nothing should be placed directly on the thermal insulation between the joists. Boards (or plywood) can be set on top of the joists to provide a more uniform platform for setting items on. Ceiling fans (or anything else attached to the ceiling) should be attached to the wooden joists, not just hanging from toggle bolts punched through the plastered ceiling. Anyone walking in the attic should stick to the catwalk down the center of the attic. It is potentially dangerous step off of the catwalk onto the tops of the joists; if your foot slips, you can put weight directly onto the plaster ceiling and loosen its attachment to the joists. The ceiling might give way immediately or at some time in the future. Avoid jarring/construction types of activities in the attic. Do not use the attic

continued on page 8.

Painting Scheduled

Ward 2 Painting—is tentatively scheduled to begin in June. The contractor will give advance notice to each residence affected by this exterior work on the building trim. Warranty touch-up painting will be performed in Ward 1; touch-up work will be done in-house as needed. Palmer Brother's Painting will perform Ward 2 front and rear entry door painting, and convenience keys will be utilized after standard notification to affected units. The door painting/entry notice will include an Admit Slip that will allow you to provide specific entry instructions. Units with particular access needs (pets, alarms, etc.) will receive the necessary and appropriate level of coordination required to complete this task. If you choose to stain your door, please be advised that future maintenance of the door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door. If you are renting or selling a unit with a stained front door, please inform your tenant/purchaser of this fact to avoid future misunderstandings. We have included two maps (sections and wards) so you can see which areas will be effected this year by contractor painting and touchup.

Please see the schedule map affecting Ward 2 residents below. Fill out the painting form and return it to the Parkfairfax office.



Other major in-house and contracted work that is pending this year includes:

- **Carpentry repairs and replacements** will be done in-house and by contractor again this year.
- **Contracted entry stoop replacements and sidewalk replacements** will continue as approved. Residents with affected entry stoops will be notified in advance.

Paint Color Request Form

WARD 2 RESIDENTS ONLY

Please complete the following:

This form must be returned by June 1, 2019

Date _____

Name _____

Building Number _____ Unit _____

Address _____

Phone Number (Home) _____

Phone Number (Work) _____

Please check your selected color:

- Bracken Tenement Biscuit Outside White
- Barraud House Green Phillipsburg Blue
- Market Square Dark Green Palace Arms Red
- Levington Kitchen Green
- I wish to stain my front door with one of the following stains. **Do not prepare it for painting:**

Minwax Stains

- 235 Cherry 2718 Ebony
- 2716 Walnut 210 B Golden Oak

These stains are the choices that are approved by the Association. Initial staining and all subsequent upkeep of the future maintenance of a stained door's finish will be your responsibility. The Association will not prepare a door for staining, maintain a stained door, or paint over a stained door.

Return form to:

Parkfairfax Condominium at 3360 Gunston Road, Alexandria, VA 22302; or FAX to 703-998-8764.

Continued from page 7.

above your unit as a work room. If you put flooring down, do not hammer on the joists. Keep in mind that wall-to-wall decking might look nice, but it will also make it extremely difficult for maintenance to fully evaluate the attachment of the ceiling to the underside of the joists in the future. Decking should also not interfere with the ventilation along the eaves (the daylight space along the roof/gutter line).

Covenants Committee Members Needed

There are two open spots for appointment at the April 24, 2019 Board meeting. If interested, please contact Sarah Clark at sclark@parkfairfax.info no later than April 18, 2019.



'Metro' continued from page 1.

During peak hours, eight popular AT-3 and AT-4 bus stops along Martha Custis Drive will be served by new routes that will require all passengers bound for the Pentagon to change at Shirlington. Additionally, a new service will travel north along Valley Drive, turning left at Gunston Road providing "one-seat" (no change required) service to the Pentagon from five stops along that route. These buses will stop at Shirlington first, however, adding travel time.

During off-peak hours, midday, evenings and weekends, there will be NO bus service between Parkfairfax and the Pentagon. Limited service to be provided will require all passengers change at Shirlington and wait for a second bus for the total 3.5 mile journey.

The bus stop at Chalfonte Drive and Gunston Road will be completely eliminated requiring residents there to navigate the steep hill to reach a bus stop at Valley Drive and Gunston Road.

There will be no bus service between Parkfairfax and Braddock Road or Old Town at any time. Service will be provided to the Van Dorn Metro station at all times, although that will not be a practical Metrorail connection point for most Parkfairfax commuters.

BOTTOM LINE: During AM and PM rush hours, SOME Parkfairfax residents will have "one-seat" bus service to the Pentagon Metro, but with an additional stop at Shirlington. Many others will have to walk longer distances on hilly terrain for that service, or take a local bus and change at Shirlington. Midday,

New Work Order System

On January 1, 2019 Parkfairfax launched **Buildium**, our new online portal for maintenance work order requests. Buildium is a cloud-based system that will allow residents to submit work orders from anywhere with an internet connection and residents will receive automated emails as the work order travels toward completion.

If you have not received an email from Buildium with your log-in credentials, please contact Sarah Clark at sclark@parkfairfax.info.

Your engagement and feedback have helped guide these changes, and we hope that you will continue to let us know how we're doing.



evenings and weekends, there will be NO direct service between Parkfairfax and any Metrorail station other than Van Dorn Street and many Parkfairfax bus stops may have no service at all.

Bus route changes could be phased in over a decade, but may begin as early as July 2020.

WHAT CAN/SHOULD YOU DO?

1. RIDE THE BUS! Low ridership, particularly during off-peak hours, will guarantee loss of service.
2. Visit dashbus.com/transitvision, click on "Presentation" from the Joint Alexandria Transit Company (ATC) Board/Transportation Commission Meeting, February 13, 2019 and study slides 29-31 and 37.
3. Contact City and DASH officials, including Mr. Steve Sindiong and Mr. Martin Barna; addresses for both are listed on the aforementioned dashbus.com/transitvision website. Contact elected representatives to voice your concerns.
4. Join the friendly Parkfairfax Transportation and Land Use Committee (TLUC) which meets the second Thursday of every month at 7 PM in the Party Room, 3360 Gunston Road.
5. Attend the Parkfairfax Annual Meeting on April 17th at 6:45pm at the Charles Barrett Elementary School. The TLUC will be presenting additional details at that event.

Bob Gronenberg
Chair, Parkfairfax Transportation and Land Use Committee

CLASSIFIEDS

HEALTH & WELLNESS

Luxurious In-Home Massage:

Enjoy a restorative massage in the comfort of your home by an experienced, fully licensed Parkfairfax therapist for a very affordable price. Therapeutic and relaxing 70-minute massage for \$70.

First-time special: 90 minutes for \$80. Call Mark Herrenbruck, Encore Massage (703-987-0283).

Luminance Healing Arts LLC:

Physical therapy for women, athletes, and dancers. Mara specializes in manual therapy and exercise prescription to facilitate healing and give you tools to prevent future occurrence. Call 703-966-3095 for more information. www.luminancept.com

NAMASTE: Looking to learn Yoga?

Increase your yoga skills? Practice yoga at home with tailored asanas? And/or how to meditate? Call Francisca 703-399-4532. www.facebook.com/warriorsevenyoga. www.warriorsevenyoga.com. Licensed and insured.

King Street Chiropractic Wellness

Center offers gentle chiropractic care as well as massage, personal training, and nutrition. With a personalized treatment plan, our goal is to keep you pain free and moving confidently at every stage of life. Feel Younger. Be Healthier. Call 703.578.1900 for a wellness consultation. www.kingstreetwellness.com

HOME IMPROVEMENT

Mario's Home Improvement:

Licensed Class A. Interior painting. Drywall and plaster repairs. Wallpaper removal, carpentry, electrical panel. Ceramic tile, complete kitchen and bath remodeling, granite counter tops. Free estimates. References available. Over 20 years of experience. Mario Zambrana 703-501-7506 or MZambrana60@yahoo.com.

Quality is my Specialty:

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Parkfairfax Parents Group: All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

REAL ESTATE FOR RENT

3318 Gunston Road: One-bedroom Jackson model must see! Available April 1. Amazing flagstone private patio, no stairs. New décor and appliances, updated bath, washer/dryer. Call or email for more info!! mandamine@gmail.com 703-731-6622.

3322 Martha Custis Dr.: Charming one-bedroom home with secluded landscaped patio! Artisan-quality moldings and woodwork! Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3775 Gunston Rd.: Spectacularly renovated and sunny two-bedroom Madison with front porch! Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details

3748 Gunston Rd.: Two-bedroom Lincoln model with stunning and peaceful patio, unbeatable for spring entertaining. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3439 Martha Custis Dr.: One-bedroom patio model. Hardwood floors gleam, sunlight glows through double-paned windows, innovative bathroom, historic butcher-block countertops, original handmade kitchen cabinetry, washer/dryer, dishwasher. The johnANDjohn TEAM. 703-820-9723 www.Parkfairfax.com.

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3431 Martha Custis Dr.: Highly sought after two-bedroom Washington patio model just in time for your springtime enjoyment! Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

1637 Preston Rd.: Beautiful two-bedroom two level Washington Model end-unit with a large patio and gardens. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3316 Valley Dr.: Two-bedroom Madison model, inlet parking across from parkland and easy access to Shirlington. Call The johnANDjohn TEAM of RE/MAX Allegiance at 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

3403 Valley Dr.: Rare two-bedroom bay-front Madison model. Beautifully renovated, with modern chef's kitchen, stunning walk-in hotel style shower, plus stacked washer/dryer. Call The johnANDjohn TEAM of RE/MAX Allegiance at 703-820-9723 for a showing appointment and go to www.parkfairfax.com for photos and details.

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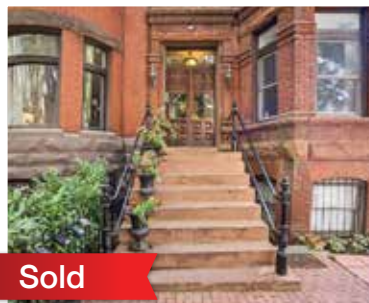


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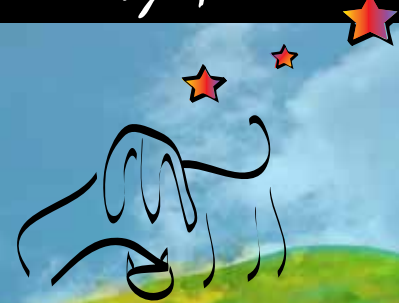
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- 3610 Tupelo Place Alexandria, VA 22304
- 1608 Mount Eagle Place • 1 bedroom Adams
- 1807 Preston Road • 3 bedroom Van Buren
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- 3775 Gunston Road • 2 bedroom Madison
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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Activities Committee Meeting 6:30 pm	3	4	5	6
7	8	9 Covenants Committee Meeting 7 pm Recreation Committee Meeting 7 pm	10 Newsletter Submission Deadline	11 Transportation & Land Use Committee Meeting 7 pm Large Item Pick Up	12	13 Office open 9 am – 12 pm
14	15 Finance Committee Meeting 7 pm	16 Book Club 7 pm	17 Annual Meeting 7 pm	18	19	20
21	22	23	24 Board Meeting 7 pm	25 Landscape Committee Meeting 7 pm Large Item Pick Up	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11