

# Parkfairfax FORUM

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

March 2019  
Volume 41, Issue 3

## 2019 ANNUAL MEETING



Parkfairfax will hold its Forty-First Annual Meeting and Election of Members of the Board of Directors Wednesday, April 17, 2019, at the Charles Barrett Elementary School at 6:45 p.m. The election will fill three seats on the nine-member board: one Ward 2 position for a three-year term, one Ward 5 position for a three-year term, and one At-Large position for three-year term.

Election ballots and candidate statements will be mailed on Friday, March 8, 2019, to every Parkfairfax Unit Owner. Your attendance at the meeting or by proxy is vital. Without a quorum (25% of the total percentage interest), we cannot hold the meeting or election. This will require the meeting to be rescheduled, costing the Association unnecessary expense.

There are five ways to submit your ballots and proxies:

1. By mail to the Association Office  
at 3360 Gunston Road, Alexandria, VA 22302

2. By drop off at the Association Office  
at 3360 Gunston Road,  
Alexandria, VA 22302
3. By fax to 703-998-8764
4. Scan and email to: [sclark@parkfairfax.info](mailto:sclark@parkfairfax.info)
5. Vote on-line by logging onto the Vote-Net website by following the steps provided in the instructions for on-line voting enclosed in the packet of election materials. The deadline for on-line voting is 11:59 p.m. on April 16, 2019.

The best way to preserve the quality of our community is by active participation of all unit owners. One of the easiest ways to participate is through the election process. Homeowners interested in running for a Board seat should contact a Board member or Management.

### New Residents Reception

Recently moved into Parkfairfax? Please join us for a reception to get acquainted with committees, amenities, neighbors, and Parkfairfax in general.

Join us Saturday, March 30, 2019  
10 a.m. – 11:30 a.m.

Refreshments served  
(coffee, tea, bagels and donuts)  
Sponsored by the  
Community Outreach Committee

**Party Room:**  
Parkfairfax Party Room  
3360 Gunston Rd.

**RSVP:** [bawilmer@yahoo.com](mailto:bawilmer@yahoo.com)



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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](http://www.Parkfairfax.info)

## BOARD OF DIRECTORS

Scott Buchanan, Ward IV, *President* ♦ BuchananWard4@gmail.com, *Term ends 2020*

Kathy Schramek, Ward III ♦ Kathy.PF.Ward3@gmail.com ♦ 703-998-5771 ♦ *Term Ends 2020*

Anna Fernezian, Ward II, *Treasurer* ♦ anna.parkfairfaxuoa@gmail.com ♦ *Term Ends 2019*

Rich Moha, At-Large, *Secretary* ♦ richtc2@gmail.com ♦ *Term Ends 2020*

Dan Courtney, At-Large Representative ♦ Dancpf2017@gmail.com ♦ *Term Ends 2021*

Susan Cox, Ward I, *Vice President* ♦ susancox91@gmail.com ♦ *Term Ends 2021*

Robin Woods, Ward V ♦ robinbwoods@comcast.net ♦ *Term Ends 2019*

James Konkell, At-Large Representative ♦ PFX@ourivycottage.com ♦ *Term Ends 2019*

Nicholas Soto, At-Large Member ♦ NSotoParkfairfax@gmail.com ♦ *Term Ends 2021*

\*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:** Nicholas Soto - nicksoto2001@yahoo.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  
Suite 700  
Falls Church, VA 22042

Phone: 703-532-5005  
Fax: 703-532-5098

## MAIN OFFICE:

### General Manager

Mark Miller, ext 101  
MMiller@Parkfairfax.info

### Assistant General Manager

Sarah Clark, ext 102  
SClark@Parkfairfax.info

### Administrative Assistant/Newsletter/ Covenants Director

Dana Cross, ext 104  
dcross@parkfairfax.info

### Service Coordinator

Belinda Jones, ext 106  
bjones@Parkfairfax.info

### USP/Service Coordinator

Guy Andrew, ext 103  
gandrew@parkfairfax.info

### Service Coordinator

Arjay Lancaster, ext 100  
rlancaster@parkfairfax.info

## HOURS:

Monday - Friday: 8:00 a.m. - 5:00 p.m.  
2nd Saturday: 9:00 a.m. - 12:00 p.m.

## MAINTENANCE OFFICE:

### Director of Operations

Alonzo Alexander  
AAlexander@parkfairfax.info

Jennifer Jett-Bowling  
jjett-bowling@parkfairfax.info

1200 W. Glebe Road  
Phone: 703-578-3427  
Fax: 703-578-9785

## HOURS:

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

## February Board Meeting Highlights:

- The Board PASSED a motion to approve a FY2020 draft budget with a 1.44% increase assessment over the level of assessments in FY2019.
- The Board DEFEATED a motion to approve to schedule a hearing in relation to the Covenants Committee's decision to deny a trampoline on a patio.
- The Board PASSED a motion to approve the December 2018 Reserve Expenditures in the amount of \$179,154.
- The Board PASSED a motion to approve a contract with Structural Rehabilitation Group for the engineering construction observation & administration on the foundation stabilization project for Buildings 845 & 929.
- The Board PASSED a motion to approve a contract with Avon Corporation for Foundation stabilization and structural repairs for Buildings 845 & 929.
- The Board PASSED a motion to approve a contract with Goldklang Group for audit and tax services.
- The Board PASSED a motion to approve Administrative Resolution #40—Cost Schedule for Providing Copies of Books and Records
- The Board PASSED a motion to accept the collection offer recommended by counsel.

## Gas emergency education

State regulations require that residents living in communities designated as “master meter operators” receive information on how to handle gas emergencies. Parkfairfax is classified as a master meter operator. Each homeowner is responsible for the upkeep and maintenance of his/her gas stove. Parkfairfax does not perform any services or repairs to these privately-owned gas stoves. Make sure that your stove is in proper operating order. Homeowners should contract with licensed professionals for any repairs to the stove. If the pilot lights keep going out or will not stay lit, it is an indication that you require the services of a professional repairperson. If you decide to replace your stove, keep in mind that the Association requires a 10-day advance notice if the gas supply to the building must be interrupted to accommodate pipe replacement at your stove. A new shut-off valve is highly recommended to be included with every stove replacement. Flexible gas pipes should not be reused but refer to the specific manufacturer's recommendations for more details. Do not try to skimp on these important elements of the gas supply to your stove.

If you smell gas inside your unit, please call Washington Gas at 703-750-1000. The gas company may make very simple repairs. If any type of significant failure of your stove causes the gas odor, in all likelihood it will be valved off and you will be advised to seek a professional repair. If you are advised that the leak is on the piping leading to the stove, the gas company will shut off the gas supply to the building, and you should call Maintenance at 703-998-6315; after hours, call 1-866-370- 2977.

If at any time you believe that there is a concentrated build-up of gas in your unit, leave the building immediately. Alert your neighbors in the building. Call the Fire Department at 911 immediately. If you smell gas anywhere on the outside of your building, please call the gas company at 703-750-1000 and Maintenance at 703-998-6315. If you have any reason to believe that there might be a concentration of gas near the building, please alert the building occupants immediately. Call the Fire Department at 911.

Gas leaks are a very serious matter. Any malfunction of your stove, or of the piping in and around your building, should be corrected immediately. Make sure that only qualified trades people work on your gas appliances. Make sure that the Association procedures are followed should any work on your stove require an interruption of the gas supply to the building.

Only the Association is allowed to valve the building's gas supply off and on. This ensures that all affected appliances are checked and in safe condition to resume normal operations.

Some unlicensed contractors might propose a “quick change” of the gas piping in your unit to avoid the 10-day notice and Association fee. This is dangerous and is not allowed! If the pilot lights in the neighboring units flicker out, they will not relight themselves. Make sure that the work is done properly and safely.

### Parkfairfax Activities Committee Event

**Join The Activities Committee For A Chili Cook-off!**

### The Parkfairfax Chili Cook-off is Revived for 2019!

**To attend the tasting**, we will sell tickets for \$5 at the door. This will give you chili tastings, plus a bowl of your favorite chili, depending on remaining quantity. We will supply toppings, bottled water and beer! Feel free to BYOB.



Saturday, March 9th  
2pm-4pm  
Parkfairfax Party Room  
3360 Gunston Road

**Hope To See You There!**



## Selling your home in Parkfairfax

With the recent increase in home sales in Parkfairfax, we would like to remind everyone of some basic rules of thumb when putting your home on the market.

- Make the office aware of any maintenance repairs that are the Association's responsibility prior to marketing your unit. If you have questions regarding the Association's responsibilities, please refer to the Bylaws on the Parkfairfax website: <http://www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws1.pdf>. Any maintenance repair requests must come from the unit owner not a realtor.
- Order your Resale Package by clicking the following link: <http://www.parkfairfax.info/services/order-unit-resale-documents/>. Once the Resale Package has been ordered you will be contacted by the Covenants Director to schedule an inspection of the unit.
- Open house signage can be displayed on Saturdays and Sundays only and all signs must be removed no later than 6 p.m. on Sunday. For Sale signs can only be displayed within windows and storm doors, not attached to the building or posted on the common elements.

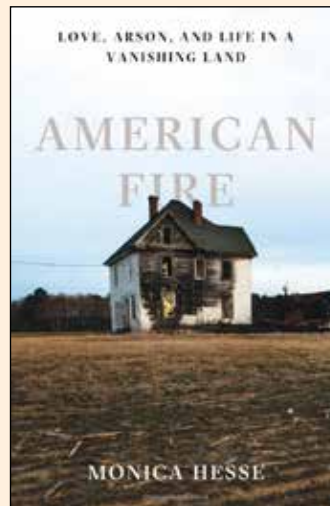


## BOOK GROUP: *American Fire: Love, Arson, and Life in a Vanishing Land*

By Monica Hesse

WHEN: Tuesday, March 19, 7:00 p.m.

WHERE: The Party Room, 3360 Gunston Road



The arsons started on a cold November midnight and didn't stop for months. Night after night, the people of Accomack County, Virginia, waited to see which building would burn down next, regarding each other at first with compassion, and later suspicion. Vigilante groups sprang up, patrolling the coast with cameras and camouflage. Volunteer firefighters slept at their stations. The arsonist seemed to target abandoned

buildings, but local police were stretched too thin to surveil them all. Accomack was desolate—there were hundreds of abandoned buildings. And by the dozen they were burning.

The culprit, and the path that led to these crimes, is a story of twenty-first century America. One hundred years ago Accomack was the richest rural county in the nation. Slowly it's been drained of its industry—agriculture—as well as its wealth and population. A mesmerizing and crucial panorama with nationwide implications, *American Fire* asks what happens when a community gets left behind. Hesse brings to life the Eastern Shore and its inhabitants, battling a punishing economy and increasingly terrified by a string of fires they could not explain. The result evokes the soul of rural America—a land half gutted before the fires even began.

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](mailto:emhovind@hotmail.com).

## MARCH USP SPECIALS

### Garbage Disposals

1/3 hp: \$163.75

1/2 hp: \$176.25



## Book Group Coming Attractions

April:

*A Spark of Light*, by Jodi Picoult

May:

*Orient Express*, by Graham Greene



## MANAGER'S CORNER

**Mark Miller, CMCA, AMS**  
General Manager

*“The world of life, of spontaneity, the world of dawn and sunset and starlight, the world of soil and sunshine, of meadow and woodland, of hickory and oak and maple and hemlock and pineland forests, of wildlife dwelling around us, of the river and its wellbeing—all of this is the integral community in which we live”. – Thomas Berry*

As we enter a new spring cycle, we would like to take some time to remind everyone that Parkfairfax is a shared community offering many different open areas, from front courtyards to rear patios as well as our precious woodlands, from small to large. During our property walks, staff and some residents have reported some troubling conditions that we would like to address here.

- **Trash:** Please do not dump anything in the wooded areas. This includes empty pots or planting materials, including pruning cuttings, sticks, limbs or discarded Christmas trees. We have a large open top dumpster in the maintenance yard just for this purpose. If you have difficulty moving items to the yard, please leave tied bundled or bagged cuttings with the trash.
- **Front courtyards and stoop areas:** AR #2 lists specific guidelines for what is and what is not allowed. We are seeing a great deal of both landscaping materials, yard tools, bicycles. None of which are allowed.

## Rules for Renting Units

A reminder from the Covenants Director that unit owners may not rent their condos for short periods of time.

The regulations regarding renting units are found in Article V, Section 8.6 of the condo rules and regulations. The text is provided below.

No residential unit shall be rented for transient or hotel purposes or in any event for an initial period of less than six months. No portion of any unit (other than the entire unit) shall be leased for any period, provided, however, the entire unit may be occupied by housemates. No unit owner shall lease a unit other than on a written form of lease.

- **Rear areas:** We have noticed a lot of trash, including bags with recyclables (which attracts vermin), old damaged furniture as well as grills in disrepair.
- **Rear patio/decks:** We have already noted several that need repairing, from damaged broken surfaces (pavers, bricks or stones), to failing timber edges and patios holding water or no longer having the proper pitch away from the foundations. We have viewed decking that is warped, split, moldy and not maintained. Per the Association's guidelines, unit owners are fully responsible for the conditions and upkeep of their respective patios.
- **Building sides:** Unit owners are allowed to plant no more than 10 feet from the front or side wall of their units and then must apply for approval by the Covenants Committee within 30 days. Nothing shall be fixed to the buildings.

Community Landscaping Services has already begun our spring cleanup. We expect them to continue and fully ramp up this month. Please remember this year we will not mulch. We again will provide leaf mulch and bags at the yard. We are, however, working with CLS and the Landscape Committee to possibly have CLS provide the property with palletted bags of hardwood mulch for residents to purchase. Both Parkfairfax and CLS staffs will begin to clear some debris from the edges of the woodland areas. When trees in the woodlands are in need of removal, we try our best to leave elevated snags for the wildlife. Cut trees are set on the ground perpendicular to the slope to aid in erosion control. CLS and management will also attend the Landscape Committee meeting on Thursday, March 28, at 7 p.m. in the Board room at 3360 Gunston Road to review the upcoming schedule of services as well as discuss turf issues.

We ask that everyone please inspect your areas and please contact us with any questions or comments.

- (I) Requiring the lessee to comply with the condominium instruments and regulations.
- (II) Providing that failure to comply constitutes a default under the lease.
- (III) Providing that the Board of Directors has the power to terminate the lease or to bring summary proceeding to evict the tenant in the name of the lessor thereunder after forty-five days prior written notice to the unit owner, in the event of a default by the lessee in the performance of the lease. The Board of Directors may provide or require the use of a standard form lease for use by the unit owner. Each unit owner of a condominium unit shall, promptly following the execution of any lease of a condominium unit, forward a conformed copy thereof to the Board of Directors.

# Parkfairfax

# Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

## 2019 Parkfairfax Activities



### Chili Cook Off

Saturday, March 9th, 2pm-4pm

### Face Painting/Snow Cones

Saturday, May 25th, 1pm-3pm



### Summer Concerts

Saturday, June 15th, 6pm-8pm

Saturday, July 20th, 6pm-8pm

Saturday, August 10th, 6-8pm



### More 2019 activities to come!

## The Parkfairfax Chili Cook-off is Revived for 2019!

### Join The Activities Committee For A Chili Cook-Off!



Saturday  
March 9th, 2pm-4pm  
Parkfairfax Party Room  
3360 Gunston Road

To attend the tasting, we will sell tickets for \$5 at the door. This will give you six tastings, plus a bowl of your favorite chili, depending on remaining quantity. We will supply toppings, bottled water and beer! Feel free to BYOB.

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.

## Bike Storage Tips

Below are a few tips when storing your bikes in the laundry rooms at Parkfairfax:

- **Bicycles must be properly secured** in a rack and identified by a current permit sticker issued by Parkfairfax. Bike permits can be purchased at the Administration Office for \$5.00. Any bicycles that are stored in a laundry room and do not have a current Parkfairfax permit will be subject to impoundment. Permits can be affixed to the post beneath the riding seat so that it is easily visible.
- **Make sure** when exiting the laundry room that the laundry room door is shut and latched behind you.
- **Call the police** immediately if you see something truly



suspicious. Call the Parkfairfax Management Office at 703-998-6315 during normal work hours after you have called the police.

- **Register your bike.** Bicyclists may register the serial numbers of their bicycles with the Alexandria Police Department or through a program like the National Bike Registry. If your bike is stolen, the serial number will help the Police in efforts to recover your bike.
- **Check with your local bike shop** for information on high-tech locks. Avoid locks, chains or cables that can easily be cut, broken or picked.

Please be aware that while Parkfairfax will do what it can to bring these bike thefts to a stop, Parkfairfax is not responsible for bike thefts from the bike racks in the laundry rooms.



# Scheduled Preventive Maintenance



Scheduled maintenance tasks include initial inspections and preparation of the swimming pools for this coming season. The Car Wash will be turned back on and new hoses installed when the threat of freezing is behind us. The sand barrels will be removed from the property as soon as the threat of additional snowfall is behind us.



## Scheduled attic inspections to continue throughout the property

These scheduled inspections include checking installed smoke alarms, as well as electrical wiring, roof framing and supports, etc. Notices will be delivered prior to the inspection along with an admit slip. Please fill out and return the admit slip. Upon completion of the inspection a copy of the findings will be provided to the unit.

**Attic Storage** A clear path down the “cat walk” of your attic must be maintained so that essential inspections can be quickly performed. Please place storage to the sides of the walkway. You can place boards across the tops of the wooden joists to support the load; do not nail them down. The maintenance staff will do what they reasonably can to maneuver through the attics, but remember, they cannot take the time to make pathways through years of collecting or take risks in attempting to crawl over the tops of boxes. If you believe you have a ceiling coming loose from the ceiling joist, please call the office to schedule a free ceiling inspection.

## Trash Collection

**Trash is collected at your front door every Monday, Tuesday, Thursday, Friday, and Saturday. Recyclables are collected every Wednesday.** Have it out by 7a.m. on these days to ensure pick-up by Capitol Service. Don't leave trash out overnight or on Sunday; it's unsightly, inconsiderate of your neighbors, and animals may get into the bags and litter your neighborhood.

If you miss the trash pick-up, bulk trash (and recyclables) containers are available at the Maintenance Yard. Your facilities pass will open the card-controlled gate.

## Have you ever had hot water filling your toilet?

Have you been unable to take a shower because the cold water supply is so hot that there is no way to temper or mix the water to a bearable temperature? Anyone who has portable clothes or dish washers must also install backflow preventers on the water supply lines feeding those appliances. This affects not only the unit with the appliance but also all neighboring units connected to the same water supply pipes. Backflow preventers stop the flow of hot water into the cold water distribution pipes and can easily be installed by USP for \$90, all parts and labor included.

Also please note, some newer faucets will also allow hot water to back-feed through the faucet (including tub, kitchen, and basin faucets) even when the faucet is turned off and no water is being drawn through the spout. While this may sound very odd, it is becoming a more frequent problem observed by staff on some single-handle faucets that have been privately installed by residents. Once this problem is observed, these particular faucets will also require backflow preventers to eliminate this annoying problem.

## Do you hear water running inside your toilet between flushes?

You may have a toilet leak and just a small leak can add up to thousands of gallons over time. Here's a simple test to see if your toilet tank may be leaking. Use food coloring or powdered drink mix such as Kool-Aid to check for toilet tank leaks. A darker color food color or soft drink powder works the best because you can see it better.

Follow these simple instructions to see if you tank may be leaking:

1. Carefully lift the lid off the toilet tank and set it aside.
2. Pour a small amount of food coloring or soft drink powder mix into the tank. The test can take as little as 10 minutes or as long as 30 minutes, depending on the size of the leak.
3. Don't flush the toilet! Just watch the toilet bowl. If you see the colored water in the bowl of the toilet from the tank, then there's a leak present. If you suspect a leak, please call the main office to set up a free plumbing inspection. Keeping leaks to a minimum helps keep costs down.

## Holiday Decorations

**Resident Reminder: If you still have any holiday decorations up (wreaths, lights, etc) please remove them from the common elements.**

# 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](http://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](http://www.facebook.com/warriorsevenyoga). [www.warriorsevenyoga.com](http://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](http://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](mailto:MZambrana60@yahoo.com).

### Quality is my Specialty:

Baltic Construction specializing in kitchen, bathroom remodeling and full handyman services. VA licensed, bonded, insured. Over 20 years of experience. Many repeated Parkfairfax clients. Call Boris: (949)289-3489 [www.balticconstruction.net](http://www.balticconstruction.net).

**Witt Construction:** Kitchens, baths, built-in cabinetry and design consultation. Licensed/Insured. 703-626-6429. [garywitt44@gmail.com](mailto:garywitt44@gmail.com).

**Kitchen and Bath Remodel:** Home Improvement, Kitchen and Bath remodel, Interior Painting, Tile, Flooring, Carpentry, Drywall and more! Va. Class A lic., Insured . Reliable, Great References, 25 years local expertise! Joel Riggs Home Repair Services 703-929-4676.

**Kitchen and Bathroom Remodeling:** Class A Virginia Contractor. Allegro LLC 703-314-1287. [info@allegroLLC.net](mailto:info@allegroLLC.net), [www.allegroLLC.net](http://www.allegroLLC.net).

### Chelsea Paint and Paper:

Professional, neat, clean, reliable, references available. Free estimates. Interior painting, wallpaper removal/hanging, drywall/plaster repairs. 25 years of experience. Licensed, bonded and insured. Call Steve Chute at 703-912-1450 or 571-216-9338.

### Home Remodeling and Repairs:

From floor to ceiling, we update and remodel kitchens, bathrooms or any room. Also provide handyman services to include plaster, paint, plumbing, tile and more. More than 20 years Parkfairfax experience. Great rates! Morning-Star Plumbing Plus, [plumbinghopeplus2@gmail.com](mailto:plumbinghopeplus2@gmail.com), 703-869-7552. Licensed and insured. 10% discount for Veterans and Elderly.

### Hunters Home Improvement:

Painting/Plastering – Color Specialist – All Carpentry – Refinishing Hardwood Floors, Replacing

Windows & Storm Doors – Face Lift a Bath & Kitchen. Will take you shopping. Help w/ all paperwork. Obtain all permits. 36 years service PKF. Kathleen Hunter, 703-618-1967.

### DLC Electrical Contractors, LLC:

Doing all phases of electrical. Panel box upgrades, installation of new circuits, electrical, plumbing and venting for washer & dryer installations, kitchen & bathroom remodeling. For a free estimate call 703-477-8935, [godsblissing4me@gmail.com](mailto:godsblissing4me@gmail.com).

### Latworks-Carpentry and Handy

**Work:** 28 years of experience, 20 years at Parkfairfax. Experienced in trim, moldings, cabinets, doors, locks, attic stairs, interior and exterior repairs, and installations. Free estimates. Call Lat Jones at 202-270-6854.

## HOUSE CLEANING

**House Cleaning Services:** With more than 20 years' experience. Resident at Parkfairfax since 2008. We are family owned. Please contact us at (703) 200-6861 Johanna and Mauricio- [dulahu@msn.com](mailto:dulahu@msn.com).

### Flor's House Cleaning Service:

Great references! Cleans many of the homes in Parkfairfax! Brings own supplies. Great rates! Fast service! Please call 703-582-3844. Highly recommended!

### B&A CLEANING SERVICES:

26 year's experience and owner operated. References available, Special SPRING rates. We bring our own supplies and equipment. For free estimate call 703-501-9007 or e-mail [bc42happy@gmail.com](mailto:bc42happy@gmail.com).

## PET/PLANT SERVICES

**The Garden Contessa:** Former owner of Contessa's Garden and Gift in DelRay is offering appointments for gardening projects in November and December, weather permitting. Contact CONTESSA/text: 703-548-1882. Why not plan ahead? Make your appointment now for April/May 2019. Current project photos - before/after are available. No project is too small.

### Pet & Plant Care by Gerri, LLC.:

Reliable, loving care for your dogs, cats, rabbits, birds, or fish. Pet sitting, playgroups, walks, feedings, medications, Indoor/outdoor plant care. Established 1999 by 19-year Parkfairfax resident; bonded and insured. Competitive rates; flexible arrangements. Call 703-379-7719.

**Let me take care of your pets & plants:** Parkfairfax resident who loves animals. Grew up with German Shepherds and now has a kitten and plants. Has done a lot of fundraising for the Humane Society. Love to watch your pets and water your plants while you are away. Price negotiable. Also available for dog walking. Call Marlene at 703-963-4505.

## FOR SALE

**Macy's New Chaise Lounge – For sale:** almost new beige chaise lounge from Macy's. Pease model. Will deliver for free within Parkfairfax. \$200. Email [mcjude@hotmail.com](mailto:mcjude@hotmail.com) or text 703-341-7970.

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**Parkfairfax Parents Group:** All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! [facebook.com/groups/parkfairfaxparents/](https://www.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](mailto:mandamine@gmail.com) 703-731-6622.

**3431 Martha Custis Dr.:** Highly sought after 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](http://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](http://www.parkfairfax.com) for photos and details.

### REAL ESTATE FOR SALE

**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](http://www.parkfairfax.com) for photos and details.

**3322 Martha Custis Dr.:** Charming one-bedroom home with secluded landscaped patio!

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**3206 Ravensworth Pl.:** Cul-de-sac Washington 2 level/2 bedroom end unit patio home. Gorgeous granite countertops, solid wood cabinetry. Park at your door. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing appointment and go to [www.parkfairfax.com](http://www.parkfairfax.com) for photos and details.

## IMPORTANT NOTICE AND INFORMATION TO ALL UNIT OWNERS AND RESIDENTS

### Notification of Required Access to Buildings Attics:

**In conjunction and coordination with the Association's insurance provider and at their request, the Association will be performing inspections of the electrical systems in the attic spaces of each of the buildings comprising the Parkfairfax Condominium Unit Owners Association. To that end, we need each unit owner's/resident's assistance in coordinating access to those attic spaces. As you are aware, access to those spaces is generally afforded only through the individual unit. Accordingly, the Association will be reaching out to you as the owner or resident of a unit to procure access to the attic space. Please note that the Association authority to access the unit and the attic space is set forth by statute, Section 55-79.79 of the Virginia Condominium Act and Article V, Section 9 of the Association's Bylaws. We look forward to working together with all of you to insure the successful completion of this important project.**

A team consisting of 2 members of the Parkfairfax Condominium Association's Maintenance staff are scheduled to perform a full attic inspection for any noticeable issues and test the Association-installed (Ward 1 only) smoke alarm in your attic.

**Additionally, Parkfairfax Association will install new 10-year sealed Lithium battery smoke detectors in attics in Wards 2, 3, 4 and 5. "A and B" type buildings will have two (2) detectors installed, one for each side of the brick demising wall installed and "C" type buildings will have three (3) detectors installed, one of each section, left, middle and right. This inspection will occur within 4 weeks following the delivery date of this notice.**

Both the inspection and any required repairs to these systems, will be performed at no cost to you (with the exception of unit owner installed lighting). While the team is in your attic, they will make a routine inspection of your roof, electrical wiring, squirrel problems, mold and any structural issues. Simple repairs may be made while they are in the attic. You will be notified of any significant problems that may have been found so that a more thorough repair effort may be arranged at a later date.

Please make sure that the Maintenance Office has a working set of keys to your unit.

If needed, and when feasible, the team may make one entry into the building's attic area and then work their way across, from attic to attic. They will have the necessary supplies to loosen the wire partitions and re-secure them when complete.

We plan on starting on Monday, March 18th in Ward 1 (600, 500 and 400 buildings) and will hand deliver notices to those affected units. The following week we will hand deliver the schedule to the next scheduled ward. This will allow residents several weekend cycles to clear or move any items from their attics walkways to facilitate the inspections. This schedule may be affected by inclement weather, particularly if staff is redirected to snow removal operations. If your attic's scheduled inspection is affected by inclement weather, that day's workload will be added to the end of the program (late April).

**Thank you for your cooperation and assistance!**

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*Not Yet Priced \* Not Yet in MLS \* Contact for Details  
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3457 Martha Custis \* Updated Garfield in Courtyard*



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## March 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Activities Committee Meeting 6:30 pm	6	7	8	9 Office open 9 am – 12 pm Chili Cook Off 2 pm – 4 pm
10 Newsletter Submission Deadline	11	12 Covenants Committee Meeting 7 pm Recreation Committee Meeting 7 pm	13 Board Meeting 3360 Gunston Road 7 pm	14 Large Item Pick Up	15	16
17	18 Finance Committee Meeting 7 pm	19 Book Club 7 pm Meet the Candidates 7 pm	20	21	22	23
24	25	26	27	28 Landscape Committee Meeting 7 pm Large Item Pick Up	29	30
31	1	2	3	4	5	6

Meetings are held at the Association office unless otherwise noted. Please call office to confirm if you have any questions. (703) 998-6315.