

Parkfairfax FORUM

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

July 2019
Volume 41, Issue 7

TRASH ISSUES

We continue to see numerous usable items being left at the maintenance yard, and at least 2 or 3 times weekly we are alerted to a post on social media regarding this. Surely some items do find homes within the community but we cannot stress the importance of folks simply donating their items. There are several points that the Association would like to provide:

First and foremost is the expense to unit owners and the Association: We pay by the number of pulls and weight. The more times the cans are full and pulled, the more it costs the Association and ultimately you, the owner, whose assessments cover this cost. Additionally, we have staff members plus equipment spending several hours every Monday morning picking up and compacting the piles. We had reported a 15% increase in spending on trash removal the past year. In June we have already had to call in additional pulls.

Second, donate. The yard has become a pickers' paradise. Donate. Not only will you be helping someone in need, but you will also help to reduce our carbon footprint. There are several ways to donate: www.habitatnova.org and www.goodwill.org are just two of many charitable organizations that can reuse or resell your old items. Please consider giving to charities.



This photo was taken in the yard in late June.

Third, contractors. We do allow your contractors to dump debris from your unit renovations and we ask that you remind them that they are not to dump outside debris. We recently had two different contractors, both of whom had unit owners' access cards since they were working on their homes, dump a great deal of debris including concrete and dirt which did not come from Parkfairfax.

Fourth, our recycling area. With the recent change to Waste Management as the recycler, we are now fully following the City

'Trash' continued on page 4.

PARKFAIRFAX MEETS DASH BUS LEADERSHIP



First of all, a big thank you to those who participated in the June 3rd Alexandria Transit Vision Plan (ATVP) discussions with DASH GM/CEO Josh Baker and Director of Planning Martin Barna. Secondly, a big big apology to those who literally could not fit into our Party Room for the event. The turnout was unprecedented, and DASH acknowledges receiving over 150 emails and phone calls from our community in support of retaining our existing bus network and not adding an additional stop or forced transfer at Shirlington. The need to "descope" the ATVP to exclude the well performing routes in stable established neighborhoods such as ours was reinforced by the Parkfairfax Transportation and Land Use Committee Chair at the Alexandria Transit Company Board of Directors monthly meeting on June 12th.

'Bus' continued on page 5.

IN THIS ISSUE:

Board Meeting Highlights	3
Employees of the Quarter	3
Gardens in the Park	3
Face Painting & SnoCones	4
USP Specials	4
Book Group	4
Manager's Corner	5
Upcoming Community Activities	6
Summer Concert Series	6
2019 Pool Hours	7
If You Smell Gas Inside Your Unit	9

Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

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

www.Parkfairfax.info

BOARD OF DIRECTORS

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

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

Maria Wildes, Ward II *Representative* ♦ osky1973@yahoo.com ♦ 703-379-7769 ♦ *Term Ends 2022*

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 2022*

James Konkell, At-Large *Representative* ♦ PFX@ourivycottage.com ♦ *Term Ends 2022*

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

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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.

Barkan Management Co. 8229 Boone Blvd Suite 885
Tysons, VA 22182
(703) 388-1005

MAIN OFFICE:

General Manager

Mark Miller, ext 101

MMiller@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

Serena Wills, ext 100

swills@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

June Board Meeting Highlights:

- The Board PASSED a motion to approve a second pet application for an owner on Preston Rd.
- The Board PASSED a motion to approve a contract with Lightlity for the installation of LED lighting at Pool A and the Martha Custis Tennis Courts in the amount of \$12,346.05.
- The Board PASSED a motion to give the Association's legal counsel the authority to settle an ongoing legal matter with an owner.
- The Board PASSED a motion to give Management the authority to promote and adjust the salaries of two Association employees.
- The Board PASSED a motion to give the Association's legal counsel authority to conduct bank searches of possible assets of two owners.

Employees of the Quarter

Jennifer Jett-Bowling, as both Maintenance Administration and Service Coordinator she has been with Parkfairfax since 2015 and during that time has become instrumental in handling the maintenance workflow and assisting our Director of Operations. She can be counted on to get the job done and always is willing to pitch in with additional duties as needed.

Steve Johnson began his career here at Parkfairfax back in 2003 as a painter's helper and over years has taken on more responsibility to his current title of Painter Crew Chief. Steve shows great attention to detail and is a key player in scheduling to get work completed as timely as possible working with both staff and residents.



Gardens in the Park



Turtle Walk, June 4, 2019: Landscape Committee chair Robin Davis explains the history of the turtle sculptures.



Tree Walk, June 12, 2019: Tree Stewards Sally Burmeister and Scott Knudsen examine a Ginkgo tree on the Tree Walk.



Plant Sale and Landscape Committee Event Saturday, June 8:

Above: Landscape Committee's Marcia Trick examines a plant at the Plant & Pot Exchange while Sally Burmeister consults with a resident.



Left: Hudson Marcks makes seed strips for planting, as taught by Landscape Committee's Susan Bruns.

Right: CLS employees help customers.



Face Painting & SnoCones



It was a beautiful day at the Martha Custis Pool on June 1st, for the Face Painting/SnoCone event sponsored by the Activities Committee. We even had a special guest, as K-9 Officer Odin and Officer Fromm showed up to say hi to the kids!



'Trash' continued from page 1.

Recycling mandates. No more plastic bags or glass in the recycling bins. You can transport your recycling to the yard in a plastic bag, but you must dump the contents into the bin and then place the plastic bag in the trash receptacles. We are hopeful that everyone will switch to paper here as we do on Wednesday for the unit pickups.

Lastly, cardboard. We all understand that with the constant Amazon and online deliveries we will continue to see the amount cardboard increase, but the pile on Mondays is massive. Please break down your boxes and, if you can, hold them for the Wednesday unit pickup. Management is investigating with both IDS and Waste Management the feasibility of a roll off cardboard compactor to address this issue.

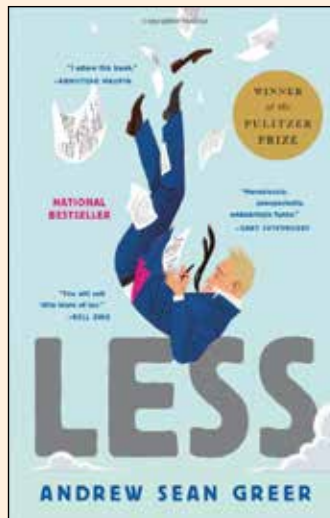
Let's all work together to make Parkfairfax even greener in 2019!

BOOK GROUP: *Less*

By Andrew Sean Greer

WHEN: Tuesday, July xx, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Novel (2018 Pulitzer Prize for Fiction). Arthur Less, a mid-list novelist, is approaching his 50th birthday, and he needs to grow up. But first he needs to get out: Arthur's much younger, exceedingly beautiful ex-boyfriend is getting married, and the last thing Arthur wants to do is attend the wedding. So he accepts every half-baked literary invitation that's recently come his way, slaps together his frequent flier

miles, leaves San Francisco, and takes a trip around the world. His travels take him to Mexico, Spain, Italy, Germany, Morocco, Vietnam, India, and Japan. Along the way, he finds love, despair, adventure, and plenty of misadventure, is forced to come to terms with the fleeting of youth and the realities of life—in often quite hilarious ways.

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

August:

That Summer in Sicily, by Marlena De Blasi

September:

Educated: A Memoir, by Tara Westover

JULY USP SPECIALS

Garbage Disposal

1/3 hp: \$163.75

1/2 hp: \$176.25





MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Rodents, Trash and Pet Waste Reminders

Again, we have begun to see an increase in rodent activity on the property. Based on conversations with our pest control contractor, N&N, there are several factors driving this:

- **Trash:** Our guidelines clearly state not to put out trash over night or on Sundays, yet again we find trash ripped open in several locations around the property almost daily. This has been reported by other residents and our trash hauler (who does indeed have to pick it up).
- **Pet Waste:** Here, too, our guidelines are clear and require that pet owners scoop and remove the waste. But we are fielding more complaints lately that this is not happening. There are pet waste cans located throughout the site. Take the time to walk a little farther to dispose of it properly. No one wants to have to clean his or her shoes.
- **Leaving a poop bag under or in a bush is not acceptable.** Rodents will eat feces. Do not leave piles of them by your residence. We allow small cans on your stoop for this purpose.

- **Bird Feeders:** Please do not throw seed, peanuts or any other food source on the ground. If using a feeder please use “hulless” no waste type seed.
- **Burrows:** Please report them and any other activity to the office immediately so that we can address them in a timely fashion. Lastly, there is also one major issue that continues to hinder our extermination efforts:
- **Plantings, ivy and bed conditions.** Although the Association prunes and trims as needed, we are finding a great deal of overgrowth in many beds where owners have “yellow staked” to alert CLS or our staff not to touch. That’s fine as long as the owners stay on top of the upkeep. That means removing leaves and debris, not allowing your plantings to become large, overgrown and unsightly. If you are no longer able to care for your beds, please put in a request for assistance.
- **The Association is removing ivy where we can and replanting with drought tolerant shrubs.** This is an ongoing annual process.

We know that the local construction on I-395 has been diverting these critters our way as well and will continue to do so with the second phase of the approved sound wall estimated to start in the fall (Quaker Lane ramp behind buildings 315 to 303). However, if we follow the above-mentioned steps, we can at least deny them sources of food. The exterminators inspect, add and re-bait weekly. In some cases, this will also drive a temporary increase in sightings.

As always do not hesitate to contact the office at 703.998.6315 with any questions or concerns you may have. We thank everyone for their anticipated cooperation.

‘Bus’ continued from page 1.

While the ATVP is well-intended and disparate communities in Alexandria are praising the improved service it portends, the currently defined concepts would have just the opposite effect on Parkfairfax and must be challenged.

A final decision is not expected until this fall at the earliest, and there is still time to weigh in with your concerns if you have not already done so. Please email your comments to martin.barna@alexandriava.gov, steve.sindiong@alexandriava.gov and DASHBOARD@alexandriava.gov, with copy to bob2@comcast.net.

Whether you ride the bus daily, occasionally or perhaps never, good public transportation is vital to our quality of life and property values. Thank you again for your support.

Bob Gronenberg, Chair
Parkfairfax Transportation and Land Use Committee

June 3rd Dash Bus update meeting in the Parkfairfax party room



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2019 Parkfairfax Activities

2019 Parkfairfax Summer Concert Series (6-8pm)

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 and Alternative.

Annual Doggie Dip



**Saturday
September 7th, 2019
12pm-2pm**

Lyons Lane Pool

** Dogs must be current with vaccinations and well socialized among groups of dogs**

No adults or children allowed in the pool

Please make sure your dog enjoys being in water

Please no expandable leashes

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.

Thanks to all who came out on a gorgeous June evening to listen to Mars Rodeo. Join us on July 20th for a Parkfairfax favorite, the Joe Chiocca Band.



2019 POOL HOURS

(Parkfairfax photo access cards are required to enter the pool. If you don't have a card, you may obtain one from the Association Office. Access cards may not be active for accounts with outstanding balances).

POOL ADDRESS:	MON	TUES	WED	THURS	FRI	SAT	SUN	HOLIDAY HOURS
Pool A 1117 Martha Custis Drive	12pm-8pm	12pm-8pm	CLOSED	12pm-8pm	11am-8pm	9am-8pm	9am-8pm	10am-8pm
Pool B 3715-3717 Lyons Lane	CLOSED	12pm-7pm	1pm-8pm	CLOSED	12pm-8pm	11am-8pm	11am-7pm	11am-8pm
Pool C 3314-3316 Coryell Lane	1pm-8pm	CLOSED	1pm-8pm	12pm-7pm	12pm-8pm	12pm-8pm	12pm-7pm	12pm-8pm

1. The swimming pools are for the enjoyment of the residents and occupants of Parkfairfax, who have a current facilities pass. The Association accepts no responsibility for any accident of injury in connection with such use or for any loss or damage to personal property.

2. By using the pool, you agree not to hold the Association liable or responsible for any damages or injuries which you might sustain and, furthermore, hereby agree to indemnify, reimburse and hold the Association harmless from any and all costs, expenses, damages, or injuries sustained by you or incurred by the Association as a result of your use of the pool. Pool users agree to be bound by all provisions of the Association, including those related to the use of the pool, and subject to the Association's enforcement authority. All owners, residents, and guests are responsible for their behavior and that of their tenants, residents, occupants, lessees, invitees, children and guests.

3. A current facilities pass is required to use the pool. The photo ID access card will allow up to 3 guests to be admitted to the pools at no charge. Unaccompanied guests must also present their sponsor's facility pass to gain access to the pool.

4. Lifeguards are in charge of the pool and pool area at all times when the pool and pool area is open and/or operational. All persons using the pool must obey the lifeguards at all times and comply with all instructions, directions, orders, and commands issued by the lifeguards designed to promote the health and safety of the pool users or to enforce compliance with the Association's rules and regulations. Non-compliance with the lifeguards or violation of the Association's rules and regulations shall subject any pool user to immediate ejection from the pool and pool area. There may be other enforcement actions by the Association. The pool is open for use only when the lifeguards are on duty and at their stations. Pool users are to stay clear of the guard stations and should not lounge around the stations or obstruct the guard station or the check-in desk.

5. If you cannot demonstrate to the lifeguards that you can swim, you will not be allowed in water over your head. The lifeguard may test your swimming ability.

6. For safety reasons, children under the age of sixteen (16) years of age must be accompanied by a resident sixteen (16) years of age or older to be admitted to the pools and tennis courts. A children's card (no photograph) shall be required for children between the ages of twelve (12) and sixteen (16). Diaper age children must wear plastic pants to be permitted in the pools.

7. You must take a cleansing shower before entering the pool or after using the toilet. No one will be allowed to swim who has a cold, inflamed eye, a cough, infection, or is wearing bandages. Only swimming suits may be worn in the pool. Cut-off jeans, cotton t-shirts and similar clothing may not be used.

8. Glass containers and breakable objects are not permitted in the pool areas. Non-alcoholic beverages in non-breakable containers (plastic bottles, cups made from paper, plastic or Styrofoam, or metal cans) in sizes not larger than sixteen ounces (16 oz) will be allowed in the pool area during regular pool hours. Containers for the storage of such beverages (such as portable coolers) are permitted. Intoxicated persons will be denied access to the pool area at all times. No facility to prepare or serve food is allowed on the pool deck.

9. Street shoes are not permitted on the pool deck.

10. No pets will be permitted in the pool or on or within the pool area.

11. Trash must be placed in approved containers. Please keep the pool, deck and bathhouse areas clean.

12. No running, pushing, dunking, rough play, or profane language will be allowed in the pool area. Standing or sitting on someone's shoulders or spouting water and similar unhygienic actions are not permitted.

13. The use of kickboards, tubes, water wings, balls, or other items will be allowed only if the lifeguard determines that such use will not endanger the users of the pool. Only the lifeguard can make this decision, based on the size and character of the crowd.

14. Suntan oil is not permitted in the pool. Please use a towel to cover your lounge chair, especially if you are using tanning oils or sunscreens.

15. Anyone who is asked to leave and does not is guilty of trespassing and subject to prosecution.

16. Any person who continues to violate a rule after being warned by a lifeguard is subject to having their facilities pass withheld by the lifeguard and forwarded to the General Manager, who will return it only after the matter of the offending resident is discussed with the General Manager. The rules and regulations of the Association will be enforced by the Manager, violators will be subject the enforcement authority of the Association.

17. Lap lanes are for active swimming only.

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:

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.

Witt Construction: Kitchens, baths, built-in cabinetry and design consultation. Licensed/Insured. 703-626-6429. 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, www.allegrollc.net.

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, 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.

HOUSE CLEANING

Jada's Cleaning LLC: Reliable, experienced and good references. Weekly, bi-weekly, monthly, occasionally, move in/out, windows and offices. Other services: carpets steams cleaned. Call us for free estimates 571-643-8371 or mjadaseservices@aol.com

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.

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.

PET/PLANT SERVICES

The Garden Contessa: Former owner of Contessa's Garden and Gift in Delray is accepting consultation appointments/hands on gardening projects. July August September. Contact "Contessa" via txt 703-548-1882. Current projects/Beverly Drive/ Mt Eagle. No project is too small. We make it all look new again. Cleanup, plant selection and bed design—teaching you how to get the job done /enjoy it in the process. "If you want to learn how, give us a call."

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.

MISCELLANEOUS/ SERVICES

Wanted: Ladies bicycle in good working order for Parkfairfax sr. who lost hers in a collision with a car. Maria Wildes, osky1973@yahoo.com or 703-379-7769.

Bonjour! Paris anyone? Need to pass a proficiency exam? Want a tutor for your child? I have a Ph.D. in French, thirty years teaching experience, specialize in test prep and am here in Parkfairfax! Information and testimonials at FrenchinDC.com and the French in DC Yelp page. Text or call 703-869-8826 or email melissa@FrenchinDC.com

Local & Professional Property Management—We know Parkfairfax! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management at info@allegiancepm.com, 703-824-4704, or www.allegiancepm.com.

Rodan & Fields Premium Skincare: Contact me for a complimentary mini facial package! Marlene Hall 703-963-4505 marlenehall@gmail.com.

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

3525 Valley Drive: Two-bedroom BAYFRONT Lincoln model with top of the line renovations and stunning patio area. 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.

3719 Gunston Road: Sun bathed 2 bedroom, 2 level Washington. Open kitchen, exposed brick and plentiful storage. Butcher block countertops and sleek wood cabinets and trim. Stacked washer/dryer. Spacious wood deck backs to parkland vistas. 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.

1314 Martha Custis Drive: One-bedroom Adams model, all above ground, stainless steel appliances, granite countertops, fabulous patio, easy parking! 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.

4161 S. Four Mile Run Drive #304: West Villages of Shirlington, sleek one-bedroom with deck overlooking pool. Parking, storage, open kitchen, central air/heat. 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.

3328 Coryell Lane: One-bedroom Monroe model on small tree-lined lane. Beautiful hardwoods and updated kitchen. 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.

REAL ESTATE FOR SALE

3528 Gunston Road: Completely renovated 2-bedroom 2-level Madison. New plank hardwood floors, oversized washer/dryer upstairs, new bathroom, new kitchen with storage beyond belief. 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.

3638 Gunston Road: THE MOST RENOVATED ONE BEDROOM ADAMS EVER! All above ground, gorgeous slate patio with views of verdant courtyard. Open kitchen. 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.

1605C Kenwood Ave.: Kitchen with stainless appliances and granite countertops, large pantry. New flooring and carpets throughout. 2-bedroom 2 bath, walk in closet and enclosed patio in Beverly Hills. Central A/C & heating. 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.

3446 Gunston Road: Sunny 2-bedroom, 2-level end unit. Washer/dryer, dishwasher, double paned windows, newly refinished hardwoods. Located just across the way from President Nixon's historic former residence. 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.

3223 Valley Drive: Two-bedroom Lincoln Bayfront, central A/C & heat, slate patio, western exposure. One of only 19 of its kind in all of Parkfairfax! 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.

3104 Martha Custis Drive: Sweet living high on Martha Custis, 2-bedroom 2-level Washington with private LARGE slate patio facing nothing parkland. Oh, and a front porch to watch the world go by. Park in front of your home! Refinished parquets, oversized

washer/dryer upstairs, updated kitchen. 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.

If You Smell Gas Inside Your Unit

If you ever smell gas inside your unit, please call Washington Gas at 703-750-1000. The gas company may make very simple repairs to your stove. 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 from 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.

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 of the problem so that they might also evacuate the building, and immediately call the Fire Department at 911. If you smell gas anywhere on the outside of your building, please call the gas company at 703-750-1000 and Maintenance at 703-578-3427.

If you have any reason to believe that there might be a concentration of gas near the building, please call the Fire Department at 911 and alert the building occupants. 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 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 turn the gas supply off and back on. This ensures that all affected appliances in neighboring units are checked and in safe condition to resume normal operations. Some unlicensed contractors might propose a "quick change" (under pressure) of the gas piping in your unit to avoid the 10-day notice and Association fee. This 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.

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July 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Activities Committee Meeting 6:30 pm	3 Office closing at 2 pm	4 Office closed!	5	6
7	8	9 Covenants Committee Meeting 7 pm Recreation Committee Meeting 7 pm	10 Newsletter Submission Deadline	11 Settlement Townhall Meeting, Bldgs. 845 & 929 6:30 pm 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 Board Meeting 7 pm	18	19	20 Summer Concert 6–8 pm
21	22	23	24	25 Large Item Pick Up	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

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