

Parkfairfax FORUM

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

August 2019
Volume 41, Issue 8

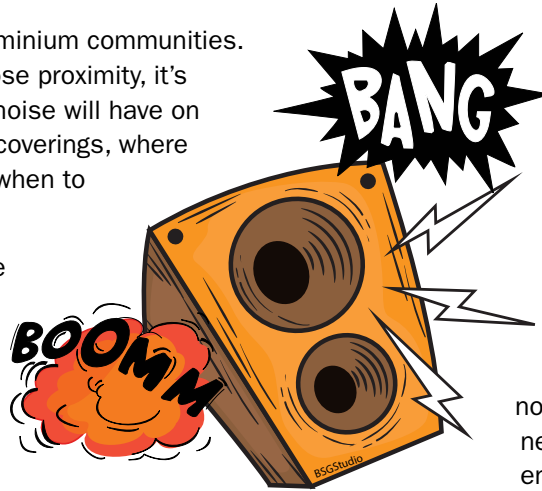
How Much Noise Do You Make?

Noise is an inevitable reality in condominium communities. Condominium dwellers live in such close proximity, it's essential that we consider the effect noise will have on our neighbors when deciding on floor coverings, where to mount the flat-screen television or when to knock out a wall.

We—you and your neighbors—all have a right to enjoy our homes in peace and to furnish them as we like. But remember, how you furnish your unit may be a nuisance to your neighbors in theirs.

Hard flooring—wood, ceramic, stone—is fashionable and collects far fewer allergens than carpet, making it very popular. But it can be a problem for the folks' downstairs, even if you make an effort to tread lightly or wear soft shoes. Per Parkfairfax's by-laws, all upper units are required to have 80% carpet and padding coverage, including the stairs.

Large flat-screen televisions have become more affordable every year, and many of our residents have them. As a



suggestion, please try to mount your screen on an interior wall—not a wall you share with a neighbor. Reverberations from wall-mounted televisions can be an annoyance for those on the other side.

How much noise does it take to be a nuisance? One definition says nuisance is a level of disturbance beyond what a reasonable person would find tolerable. But, sometimes the question isn't how much noise we make, but when we make it. You or your neighbor might find the raucous party next door entirely tolerable—until about 10 or 11 p.m. A noisy renovation might be intolerable if your home.

Whatever you're planning, give some thought to the day as well as the time of day for your activity.

If you have noisy neighbors, talk to them. They probably have no idea they're disturbing you. Please remember that Parkfairfax is a large community and that residents work different schedules.

The Golden Rule applies here: Treat your neighbors the way you want them to treat you.

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, September 28, 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



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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

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 ♦ robinwoods@comcast.net ♦ *Term Ends 2022*

James Konkel, 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

Assistant General Manager/ Covenants Director

Dana Cross, ext 104
dcross@parkfairfax.info

Administrative Assistant/Newsletter

Serena Wills, ext. 108
swills@parkfairfax.info

Receptionist

Miranda Harrington, ext. 100
mharrington@parkfairfax.info

Service Coordinator

Belinda Jones, ext 106
bjones@Parkfairfax.info

USP/Service Coordinator

Guy Andrew, ext 103
gandrew@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

July Board Meeting Highlights:

- The Board PASSED a motion to approve the March and June 2019 Reserve Expenditures for the amounts of \$154,104 and \$141,975.
- The Board DEFEATED a motion to approve the April and May 2019 Reserve Expenditures for the amounts of \$218,082 and \$296,224.
- The Board TABLED a motion to approve a second pet application for a resident on Gunston Road.
- The Board PASSED a motion to set a public hearing on revising PR #7 – Pet Policy on August 8th at 7pm.
- The Board PASSED a motion to give management the authority to waive late fees for late payments on condo fees for the months of June 2019 and July 2019 upon an owner's request.

There will be a town hall meeting on Thursday, August 8th from 7pm - 8pm to discuss the addition of the following language to the Pet Policy.



Small Domesticated Pets Resolution

WHEREAS, the Board of Directors: 1) has the authority to make and amend rules and regulations to supplement, enhance and clarify any of the recorded restrictions; and 2) has all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association; and 3) may do all such acts and things as are not by the Condominium Act, the Declaration, or by these Bylaws required to be exercised and done by the Unit Owners Association; and

WHEREAS, Article V, Section 8 (8) provides that although the maintenance of animals, livestock, poultry, or reptiles of any kind is prohibited in a Unit, the keeping of **small, orderly domestic pets (e.g. dogs, cats or caged birds)**, not to exceed one per Unit without the approval of the Board of Directors, is permitted; and

WHEREAS, the Board of Directors deems it advisable for the purposes of interpreting this provision to clarify what the provision means when it uses the phrase **“small, orderly domestic pets (e.g. dogs, cats, or caged birds);**

NOW, THEREFORE, for the purposes of clarification and interpretation, the Board of Directors deems that the phrased **“small, orderly domestic pets (e.g. dogs, cats or caged birds)”** as used in Article V, Section 8 (8) of the Bylaws refers to dogs, cats and or caged birds without regard to height or weight limitations and that the term small modifies the noun “domestic pets” which could otherwise include larger pets. The parenthetical is important and instructive to the Board in that each of the pets listed as examples could have been further modified by the term “small” (e.g. “small dogs; small cats”) had the drafter intended that meaning. Furthermore, if the drafter had intended to restrict permissible dogs to small dogs, it would have set height and weight limitations as is commonly done in condominium documents. The absence of such restrictions is telling. For these reasons the Board deems that one domesticated dog, cat, or caged bird, without regard to height or weight, may be kept within a Unit; any greater number requires the prior approval of the Board of Directors.

FRIENDLY PET REMINDERS!

Cats and dogs shall not be permitted on the common elements, unless carried or restrained on a leash. All other pets shall not be permitted on the common elements, including the limited common element, unless carried by a responsible person. Any pet which becomes a nuisance must be removed from the common elements immediately and the owner may be subject to all sanctions available to the Parkfairfax Unit Owners Association Covenants Committee or Board of Directors.



Pet owners are responsible for the immediate removal and proper disposal of the waste of their pets from the common elements, which includes the limited common elements.

Buildium Work Order System

If you have not received an email from Buildium with your log-in credentials, please contact Dana Cross at dcross@parkfairfax.info.



Dryer Vent Cleaning

According to the U.S. Consumer Product Safety Commission there were 15,600 fires associated with clothes dryers in just one year, of those fires 20 resulted in death and 370 in injuries. It's been determined that fires can occur when lint builds up in the dryer or in the exhaust duct. Once lint has blocked the flow of air, heat may then build-up, resulting in a possible fire. To help prevent fires please follow this advice:

- **Clean the lint screen/filter before or after drying each load of clothes.** If you find that your clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is block
- **Clean the dryer vent and exhaust duct periodically.** Check the outside dryer vent while the dryer is operating to make sure a flow of exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. Removing a blockage in the exhaust path, may require disconnecting the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.
- **Clean behind the dryer, where lint can build up.** Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.
- **Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct.** Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, this type of duct provides for maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce or stop airflow. Following the above advice will help insure that the possibility of fire resulting from accumulated lint is kept at a minimum.
- **Be sure exterior weather cap and screen is secure.** An open dryer vent can be an attractive nesting area for birds or rodents, with easy access to your dryer vent their nesting activities could cause serious damage by blocking air flow which could possibly result in a fire.



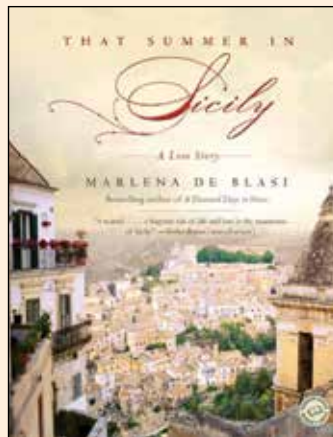
BOOK GROUP:

That Summer in Sicily

By Marlena De Blasi

WHEN: Tuesday, August 20, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Memoir. When de Blasi and her Venetian husband trek into Sicily's core in search of background for a travel guide, they stumble upon the Villa Donnafugata, an old wreck of a castle presided over by an imperious woman called Tosca. The villa has become a refuge for widows from the region. It also houses a birthing clinic, vital to the mountains' isolated women, and helps feed the

local population. De Blasi uncovers Tosca's past, an extraordinary tale of passion and love stretching over decades of the twentieth century.

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

September:

Educated: A Memoir, by Tara Westover

October:

All My Puny Sorrows, by Miriam Toewes

November:

The Life We Bury, by Allen Eskens

December:

The Fifth Risk, by Michael Lewis



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Pest Control Update and Issues

We want to bring everyone up to speed on developments and issues we have been addressing.

- **N&N Pest Control** has replaced close to 300 bait stations. These new stations have a barcode label for easier tracking. We plan to continue changing additional old-style bait station units and will remove any old-style units when they switch over.

By tracking in more detail, we can adjust the re-baiting or in some cases show that there is no activity and remove the station(s) completely. Please remember when re-baiting is done there may be a slight increase in activity for a short time.

We have been handling several “hot spots” where activity has increased. Both the contractor and Parkfairfax staff work in conjunction in finding, dusting and sealing up burrows.

Please be alert and do not let your pets near deceased animals or any part of the animal. The active ingredient (Bromadiolone .005%) used in the stations is dosed for the weight of rats only, so a dog or cat would need to ingest a considerable amount for permanent damages to occur. Per the chemical guidelines, over 2 pounds of bait would need to be ingested at

once. This product is used throughout both the agricultural industry and food processing plants. Regardless, if your pet does indeed ingest either bait or a deceased critter, please call your vet immediately.

We ask that residents do not ground feed. It is not allowed per our covenants. We have had several locations where the rodent population has increased due to bird seed just tossed on the ground. We ask that you purchase hullless seed and follow the guidelines for bird feeders in AR #2.

As for those mouse issues, when reported, both the exterminator and our staff play different roles. First the exterminator will use snap traps where accessible. Secondly, our staff will inspect both the crawl space and the interior for any openings, gaps, etc., and seal same.

In some cases we are discovering holes behind and under custom kitchen cabinet installs. Please remember that it's the owner's responsibility to follow up with their contractors to close up any openings made when renovating.

With the onset of fall, past experience indicates that we see a slight increase in mouse calls as the temperature drops.

With the removal of all nesting materials and repairing attic gables and eaves as well as our continued plan of pruning back limbs from buildings, we are hoping that the squirrel access has been lessened.

Please enter a task in Buildium or call the office immediately at any signs of rodents or squirrels.

- **Flying insects:** Parkfairfax does not treat for mosquitos, and we ask that you check your surrounding area for any standing water. We can recommend using a garlic spray, available at Lowes and online. We do remove bee, wasp and yellow jacket nests. The sooner reported, the safer for everyone.

AUGUST USP SPECIALS – KITCHEN FAUCETS



#1 Treme Kitchen Faucet, Chrome w/Pull Down Sprayer: \$192.00



#2 Sonoma Kitchen Faucet, Brushed Nickel w/Pull Down Sprayer: \$153.00



#3 Treme Kitchen Faucet, Brushed Nickel w/Pull Down Sprayer: \$207.33



#4 Sonoma Kitchen Faucet, Polished Chrome w/Pull Down Sprayer: \$146.00



#5 Sanibel Chrome Kitchen Faucet, Chrome Polish w/Side Sprayer: \$161.13

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)**
Coryell Pool Lawn Space

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.

Is your entry door difficult to open and close?

Wooden things tend to swell slightly during humid/muggy weather (and lately we've had some); unfortunately, this also includes doors which tend to stick when affected by moisture. Parkfairfax paints the exteriors of all painted entry doors once every five years and this helps seal them from some aspects of the weather. Each homeowner should complete this maintenance by painting the interior door surface. If your door's exterior surface has been stained, then all required maintenance rests with you. Even with proper painting and sealing, some doors might still stick on the muggiest of days. Waxing the edges of your door can help get it to open and close with less effort (any wax will work).

Please Conserve Water

When you do your outside watering please remember to turn the faucet off when finished. It's easy to forget to turn off the faucet, and if you forget, the water will run... easily wasting hundreds even thousands of gallons! You may be interested to know, Home Depot carries a simple inexpensive watering timer, it attaches just before the hose and allows for watering be done without worry of wasting the water. Simply turn on the faucet, set the timer and it will do the rest. Remember when you save water, you are not only conserving our natural resource, you are also saving money!



Scheduled Preventive Maintenance

The Plumbing Crew will continue snaking the sanitary sewer piping from within the building's crawlspaces. Please do not store anything on top of the building's hatch well covers. The crew will also be performing storm drain repairs, concentrating on buildings with some history of flooding problems. This work could impact private patios or plantings and will be preceded by notification to the affected units. Hot water maintenance will also be performed this month. Residents in all buildings may experience a brief interruption of their hot water supply. There may also be a period of cloudy water following this work. Simply run an ample amount of water through your bathroom basin faucet to clear this harmless condition

The Carpenters will continue carpentry replacements in Ward 2, in conjunction with the contracted painting in this area. The in-house painters will be performing the exterior door painting in Ward 2. All affected residences will receive notification in advance of this work, and the in-house painters will be using convenience keys to paint the outermost edge of the exterior door surface.

The Exterior Crew will continue concrete repairs and replacements on the property.

Contracted Work

Contracted Work scheduled this month includes exterior painting in Ward 2, which is being performed by Palmer Brothers. Parkfairfax's in-house painters will again do the entry doors to help keep costs down. The painting staff will use the unit's convenience keys making it more convenient for all residents. Residents living in Ward 2 will receive more specific information as the work progresses to their units. Carpentry repairs and replacements in Ward 2 are being done in-house and contracted. Please note that Palmer Brothers does numerous notifications as a part of the exterior painting Pre-notifications, lead paint notices, door paint scheduling, and window painting notices. One additional aspect is the re-glazing of casement windows. These windows are usually painted in a closed/locked position. When the paint dries, they may be difficult to open later ("painted closed"). Do not put your hand through the glass attempting to open a window that has been "painted closed." Do call Maintenance at 703-998-6315 and we will open it for you, for free.

The Maintenance Department hours begin at 7am and end at 3:30pm thus maximizing employee production during the cooler parts of the day and minimizing employee exposure to heat stress. Any resident may request to take advantage of the convenience of the earlier hours for inspections and repairs. If early work in your unit sounds good to you, simply inform the Service Coordinator that you would welcome a start on a scheduled job or inspection prior to 8am.



Hazardous Waste Disposal

Please be advised there are no facilities at the Maintenance Yard for disposing of paint, household cleaning supplies, tires, motor oil, solvents, pesticides, herbicides, etc.

The above items must be taken to the City of Alexandria collection facility at 3224 Colvin Street. It is open Mondays and Saturdays, 7:30 a.m. to 3:30 p.m. except holidays. Call 703-838-4317 for details or directions. This is a free City service, however, only you, the Alexandria resident and purchaser/user of these old paints, oils, solvents, etc., may drop these items off with the City. Parkfairfax staff cannot do this for you.

It is illegal to dump these items at the yard, and you will be subject to prosecution if you do so! (We are currently actively investigating violators for prosecution) Access to the Maintenance Yard is card-controlled via your facility pass. Try to put your items into the appropriate dumpster. By the way, it generally takes one Parkfairfax crew (of 3-5 employees) about 2-3 hours every Monday morning to clean up around the dumpsters, and about another hour or so every other weekday. A tractor with a front loader is used to load the dumpster, and a backhoe tamps the load down to maximize the capacity and reduce disposal costs



Bike Inspection & Control

Bike inspections will be conducted in August 2019 and all bikes without current 2019 bike decals or that were improperly stored (not secured in the provided bike racks) will be tagged. The tag gives a 30-day deadline for compliance. Owners of the non-compliant bikes received notifications asking them to renew their bike decals.

During the last week of September, any bikes found in violation will be removed to a secure location in the Parkfairfax maintenance yard for a period of no less than 60 days. There is a \$70 fee to retrieve an impounded bike and bikes may only be retrieved during Association working hours. Those bikes which are not claimed will be given to a charitable organization.

If you haven't done so already, please stop by the main office to purchase your bike decal today. The cost of each bike decal is \$10.00.



Parkfairfax Represented on Alexandria Federation of Civic Associations Board

The Alexandria Federation of Civic Associations, “a coalition working together for a better Alexandria,” was founded in 1964 as a 501 (c)(4) non-profit corporation. Parkfairfax has been a longstanding member of the Federation whose membership recently voted in a new slate of 13 “Directors” for the FY2019-2020 season to include Bob Gronenberg, Parkfairfax Transportation and Land Use Committee chair. This is believed to be the second time Parkfairfax has earned a seat on the Board, and it reflects the Federation’s commitment to representing every quadrant of the City. The Federation invites guests to its monthly meetings including senior elected officials and City department leaders, providing a great opportunity to put Parkfairfax “on the map.” More information about the Federation is at alexafca.org.

Stay Safe in the Water

Swimming is one of the many joys of summer, and we hope you’re able to make good use of the association’s pool. While we want to make sure all our residents and guests have fun in and around the water, our top priority is safety. Please take note of the association pool rules and follow them to help keep everyone safe.

Pool rules promote safety, but safety is largely up to you: it’s important to take precautions and be prepared for emergencies.

- Make sure you, your family and your guests know how to swim properly. If you don’t, there are plenty of swimming classes for people of all ages.
- Always supervise children while they’re around the pool, no matter how well they can swim. It only takes one misstep for someone to get hurt.
- Take note where the reach pole, emergency phone and life preservers are located in the pool area.
- Most importantly, consider learning CPR if you haven’t already. This simple life-saving technique could save a life should an accident occur.

There’s plenty of fun to be had at the pool and knowing how to stay safe in the water will help make this a great summer. For more safety tips, go to www.poolsafely.gov.

Party Room Rental

Any resident of Parkfairfax may reserve the Party Room. Requests for reservations must be submitted for approval to the General Manager and will be awarded on a first-come, first-served basis.

HOURS

The Party Room is available to rent during the day. The lessee may begin entertainment preparation after 8:00 a.m. The room may be used until midnight, Sunday through Thursday; and until 1:00 a.m. on Saturdays. The Party Room may be used until 2:00 a.m. for New Year’s Eve functions.

FEES

A prepaid security deposit of \$200.00 and a rental fee of \$150.00 are required to rent the Party Room, along with a copy of insurance coverage of \$100,000 at the time of reservation. The deposit will be returned within three weeks of the date of the function, provided that there was no damage done and no clean-up was required.

For more information call 703-998-6315 or stop by the office. Applications are available at the front office or on the Parkfairfax website, www.Parkfairfax.info, under resources.

"Continuing Our 75th Anniversary Movie Night Tradition..."



Come Celebrate on Saturday, August 17 at 7 pm at Spruce Island.

7:00 to 8:00pm join us to hear from local author Michael Lee Pope about Alexandria's history, have cake and popcorn.

8:30pm enjoy our second annual movie night featuring the 1973 multiple Academy Award winner, *The Sting*.



The movie stars Paul Newman and Robert Redford and won Best Picture, Best Director and Best Original Screenplay.

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 PKE. 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 mjadaservices@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

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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.

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REAL ESTATE FOR RENT**1314 Martha Custis Drive:**

One-bedroom patio model. Gleaming hardwoods, granite counters, stacked washer/dryer, steps to pool! 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.

1400 Martha Custis Drive:

Two-bedroom, 2-level end-unit Washington model with patio! Gorgeous renovations, granite counters, washer dryer, stroll 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.

3523 Valley Drive: Two-bedroom one level with beautiful patio! Watch the world walk by. Renovated! Pet Ok. 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.

3220 Wellington Road: Two-bedroom, two-level, sun splashed with views. QUIET! 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.

REAL ESTATE FOR SALE

3447 Martha Custis: One bedroom with arched entry, end-unit, kitchen window facing deer prancing through the park. 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.

3104 Martha Custis Drive:

Two-bedroom 2-level, secluded patio, backing up to green space. Refinished hardwoods, Renovated kitchen, front porch, french doors to slate patio. 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.

3223 Valley Drive: Two-bedroom Lincoln bayfront, ductless A/C & heat, slate patio, western exposure one of only 19 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.



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*listing agent



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campaign
*buyer agent

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3 baths • Goes live end
of July

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• completely remodeled
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Mary

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August 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 Activities Committee Meeting 6:30 pm	7	8 Pet Policy Town Hall Meeting 7 pm Transportation & Land Use Committee Meeting 7 pm Large Item Pick Up	9	10 Office open 9 am – 12 pm Summer Concert 6–8 pm Newsletter Submission Deadline
11	12	13	14	15	16	17
18	19 Finance Committee Meeting 7 pm	20 Covenants Committee Meeting 7 pm Book Club 7 pm	21 Board Meeting 7 pm	22 Landscape Committee Meeting 7 pm Large Item Pick Up	23	24
25	26	27 Building and Utility Committee Meeting 7 pm	28	29	30	31
1	2	3	4	5	6	7

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