

# Parkfairfax FORUM

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

October 2019  
Volume 41, Issue 10

## Parkfairfax Condominium Association Reserve Study Update

On September 18th the Board voted to approve a professional reserve study for the Association. DMA was selected to conduct the study which is required by the Virginia Condominium Act Section 55-79.83:1 every five years. The study must conform to Community Association Institutes (CAI) National Reserve Study Standards. Completion of the full study is expected by early December. The findings will be used during the budget planning cycle for FY2021, which begins in June. The full study will be posted on the website after the Board reviews and approves the findings.

A reserve study is a complex document that projects when numerous major components—like the roofs, settlement, mechanical systems, parking lots, or tennis courts and pools—will need to be replaced, what the cost will be and how much must be set aside each year to pay for the various components at the necessary time. Preparing it requires a unique combination of specialized engineering knowledge, a keen understanding of financial projecting and savvy investing skills. Currently several projects such as new water supply lines and composite trim are underway based on past reserve study recommendations.

Professional reserve study providers are extensively trained before they are considered qualified to perform



competent reserve studies tailored for each community. These professionals have met stringent requirements and are held to high standards. They have a thorough knowledge of common interest developments, HOAs, and community associations, and can provide the Board with sound guidance.

The Board and management take their fiduciary responsibility very seriously. We want to be good stewards of your money.

### MARK YOUR CALENDARS – NOVEMBER 6th

#### ALEXANDRIA TRANSIT VISION PLAN UPDATE

Following an overwhelming response from the Parkfairfax community, the Alexandria Transit Vision (ATV)



Plan project team has been busy revising the original concept maps affecting future DASH and Metrobus services. The team has been particularly sensitive to the advocacy for retaining direct peak (rush hour) service to the Pentagon. The revised concept maps are expected to be issued in mid-October.

*'Bus' continued on page 7.*

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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, *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

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

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

## COMMITTEE CONTACTS

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

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

**Community Outreach Committee Chair:** Janet Schrader - jschrade\_us@yahoo.com

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

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

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

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

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

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

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

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

**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

## September Board Meeting Highlights:

- The Board PASSED a motion to approve the August 2019 Reserve Expenditures for the amount of \$343,316.27.
- The Board PASSED a motion to approve a second pet application for a resident on Ravensworth Place.
- The Board PASSED a motion to approve a second pet application for a resident on Martha Custis Drive.
- The Board PASSED a motion to approve funding for a reserve study to be done by DMA Reserves in the amount of \$16,700.
- The Board PASSED a motion to hear an appeal on Mount Eagle Place resident's HVAC application. Appeal hearing date was set to be heard at the October 16th Board meeting.
- The Board PASSED a motion authorizing legal counsel to negotiate with VDOT on the compensation offer for option to purchase land needed to construct the sound wall along northbound Quaker Lane.

## Election Signs

Election signs denoting a preference for a candidate, issue or question in a City of Alexandria, state-wide Commonwealth of Virginia, Parkfairfax Board of Director election or locally voted upon Federal election, are permitted, without prior approval, provided such signs are tastefully displayed and are placed inside of a closed storm or screen door or behind a window within a unit.



To accommodate such signs from inside a storm or screen door, no more than one half of the interior space of a full view storm door may be used and when displayed from behind a window the sign may be of no more than a square of 26 inches.

Election preference signs may be installed not earlier than thirty (30) days prior to the day voting is scheduled and must be removed within seventy-two (72) hours after that day.

## Laundry Room Safety Measures

Parkfairfax community has been alerted that laundry rooms are being left open which causes safety issues. Bikes are stored in these rooms and although they are locked for the most part; if the laundry room door is left open people can just walk in and steal bikes. Let's be extra vigilant when shutting the laundry room door. Even if you are doing laundry please close the door behind you after you leave. We know it's a pain when you have heavy loads and you're going back and forth but this extra step or safety is needed to help keep our laundry rooms secure. We want our community to be as safe as we can make it and we need your help in doing so.

Also if you know you are going to move out in the upcoming months or selling your unit please do not discard your laundry key in the trash. You can turn in your key to the office or the maintenance yard so we can recycle the key. Thank you in advance for your cooperation!

## Book Your Holiday Party Today!

The holidays are right around the corner, if you would like to host a party and need a bit more room other than your condo then check out our party room! It's located at our main office and is reasonably priced to book. \$150.00 rental fee which is the cost to rent the room and \$200.00 deposit in case any damages occur or if you don't clean up.

It's spacious and has a great sized kitchen. We still have availability for November and December. Stop by the office to get an application or go online to our website and print one out. All you will need in order to book the room is:

- Proof of residence
- Proof of homeowner's insurance
- (2) checks—one for \$150.00 (we cash *after* the party is over) and \$200.00 deposit in case any damages occur or for not cleaning up the space. If the space is left in the condition you found it, we will shred the check for \$200.00.

Call our office staff for availability. Pick up the key to the party room 2-3 days before your event and when you are done just drop it in the drop box.

If you have any questions about reserving the room or available dates please call the office at 703-998-6315 or email Miranda Harrington at [mharrington@parkfairfax.info](mailto:mharrington@parkfairfax.info).

**November 5, 2019 Election**  
**6am–7pm**

**Virginia Senate/House of Delegates/  
Alexandria Clerk of Court**

### Parkfairfax Votes at:

**Art Gallery at Convergence (new location)**  
**1801 North Quaker Lane**

**Absentee voting is available now thru November 2!**

**Office of Voter Registration & Elections,**  
**703-746-4050 • [alexandriava.gov/elections](http://alexandriava.gov/elections)**

## Don't Forget to Visit the Parkfairfax Library

Just in case you missed it last month; we announced that our library has a new permanent location in the office lobby at the main office. Stop by and browse the collection!



Here's how it works:

1. Take a book, leave a book:  
Books should be in good condition. No textbooks.
2. Keep the book as long as you like.

The library is self-sustaining and uses a “one-to-one” exchange: Replace each book with just one book, not two! This will rotate our collection of quality books without exceeding our limited space.

(And please don't bring donated books to the office. We have no staff or designated “librarian” to sort or shelve them and no space to store them. Most local libraries, however, welcome book donations.)

Thanks to Parkfairfax staff and management (and Casey, our volunteer!) for their help in launching the library. It's open during office hours, Monday-Friday from 8:00am–5:00pm and the second Saturday of the month from 9:00am–12:00pm. Also feel free to relax in the party room which is also open during office hours to read as well. Happy reading!

## Vinyasa Flow Yoga — For All

Saturday, October 5

9am (weather permitting)

*Parkfairfax tennis courts*

Free to Parkfairfax Residents

Bring your mat, water and join in!!

A fun, All-levels class!! Instructor: Jan Sims



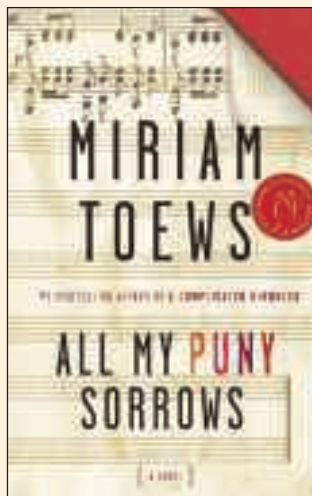
## BOOK GROUP:

### *All My Puny Sorrows*

By Miriam Toews

WHEN: Tuesday, October 15, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Novel. Elf and Yoli are sisters. While on the surface Elfrieda's life is enviable (she's a world-renowned pianist, glamorous, wealthy, and happily married) and Yolandi's a mess (she's divorced and broke, with two teenagers growing up too quickly), they are fiercely close—raised in a Mennonite household and sharing the hardship of Elf's desire to end her life. After Elf's latest attempt, Yoli must quickly determine how to keep her family from falling apart, how

to keep her own heart from breaking, and what it means to love someone who wants to die. This is one of Canada's most beloved authors at her finest: a story that is as much a comedy as it is a tragedy, a goodbye grin from the friend who taught you how to live.

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).

## Book Group Coming Attractions

November:

*The Life We Bury*, by Allen Eskens

## Elections Committee Needs Volunteers

As required by the Bylaws, the Board of Directors must appoint an Elections Committee of at least three-unit owners no later than 90 days prior to the Annual Meeting.

The primary responsibility of the Elections Committee is to oversee the nomination and election of members to the Board of Directors in accordance with the Bylaws and procedures adopted by the Board. If you are interested in joining the Elections Committee, please send a letter of interest to Dana Cross at [dcross@parkfairfax.info](mailto:dcross@parkfairfax.info) no later than December 18, 2019.



## MANAGER'S CORNER

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

### Insurance and Disasters: Are You Adequately Insured?

Condominium owners sometimes assume that the association's master insurance policy is all the coverage they need. However, the master policy only covers the building, not your personal belongings, or any upgrades you've made to your unit. For example, upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master policy. Neither does it cover parts of the building that are used only by you—like the pipes that feed into your unit from the main pipes. Nor does it cover anything stored on common or limited common elements, including vehicles. Parkfairfax provides a full chart of maintenance responsibilities included in our by-laws. They can be viewed on our website:

<http://www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws.pdf>

All residents need their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within the unit (such as a leaking toilet, sink, dishwasher, washing machine and, in some cases, ice maker lines). In a few rare cases where coverage is provided under the master policy, you will still be responsible for the deductible. To have your personal belongings and any deductibles covered, you need to invest in a condominium owner's insurance policy, available from most carriers. If you rent your unit be sure to ask about "loss of income" coverage. Please remember that even after a fire or other catastrophic event, monthly assessments must still be paid. These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won't cover the damage to your unit without a sewer backup rider.

If you have any questions regarding what type of coverage you need, please contact your insurance agent. The association's agent is also very familiar with the type of coverage condominium owners need and can help you avoid double coverage or gaps in coverage between your personal insurance and the association's master policy.

### Be Prepared for Disasters

If you think hurricanes, wildfires, tornadoes and floods won't

happen to you or that you don't need to insure against these disasters, you're among the nearly half of U.S. homeowners and renters who lack the insurance coverage to deal with potential losses, according to the National Association of Insurance Commissioners (NAIC).

### Here are some tips from the NAIC to help you prepare for disasters:

- Take an inventory of your valuables and belongings. This should include taking photographs or a video of each room. This documentation will provide your insurance company with proof of your belongings and help to process claims more quickly in the event of disaster.
- To enable filing claims more quickly, keep sales receipts and canceled checks. Also note the model and serial numbers of the items in your home inventory.
- As you acquire more valuables such as jewelry or antiques, consider purchasing an additional floater or rider to your policy to cover these special items. These types of items typically are not covered by a basic homeowner's or renter's insurance policy.
- Remember to include in your home inventory those items you rarely use such as holiday decorations, sports equipment and tools.
- Store copies of all your insurance policies in a safe location away from your home that is easily accessible in case of disaster. You may want to store your policies and inventory in a waterproof, fireproof box or in a safe location such as a bank safe deposit box.
- Consider leaving a copy of your inventory with relatives, friends or your insurance provider and store digital pictures in your e-mail or on a website for easy retrieval.
- Know what is and is not covered by your insurance policy. You might need additional protection depending on where you live. Make sure your policies are up to date. Contact your insurance provider annually to review and update your insurance policy.
- Keep a readily available list of 24-hour contact information for each of your insurance providers.
- Find out if your possessions are insured for the actual cash value or the replacement cost. Actual cash value is the amount it would take to repair or replace your home and possessions after depreciation, while replacement cost is the amount it would take to repair or replace your home or possessions without deducting for depreciation. Speak with your insurance provider to determine whether purchasing replacement coverage is worth the cost.
- Speak with your insurance provider to find out if your policy covers additional living expenses for a temporary residence if

See 'Manager's Corner continued on page 6.

# Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

## 2019 Parkfairfax Upcoming Activities

### Annual Wine & Cheese Social



**Saturday  
November 9, 2019**

5:00pm to 7:00pm  
Parkfairfax Party Room  
3360 Gunston Road

Join your neighbors for a fun evening at one of our most popular events!

### Jingle Mingle



**Sunday  
December 8, 2019**

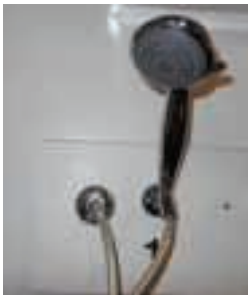
3:30pm to 5:00pm  
Parkfairfax Party Room  
3360 Gunston Road

Join your neighbors for music, holiday treats and a visit from someone special!

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.

## OCTOBER USP SPECIALS

### Shower & Tub Accessories



Premier Shower Assembly:  
\$109.00 (includes labor)  
Parts Only Price: \$22.06



Delta Shower Assembly:  
\$130.00 (includes labor)  
Parts Only Price: \$34.94



Diverter, Tub Handle, Overflow  
Plate & Flange:  
\$112.00 (labor included)  
Shower Box Wall Cap:  
\$120.00 (labor included)

'Manager's Corner' continued  
from page 5.

you are unable to live in  
your home due to  
damage from a disaster.

- Appraise your home periodically to make sure your insurance policy reflects home improvements or renovations. Contact your insurance provider to update your policy.

For more information, visit  
[insureuonline.org](http://insureuonline.org).

# Scheduled Preventive Maintenance

**The Exterior Crew** continues concrete and tuck point repairs and replacements, exterior carpentry, painting, and general building repairs continue. The Plumbing Crew continues storm drain repairs, boiler room (hot water) maintenance, and sanitary sewer snaking. If there are any significant uncompleted exterior repairs at your building, please call Maintenance at 703-998-6315. The crews are trying to complete all critical tasks that must be performed during more seasonable weather. In some cases, temporary measures may be required for projects that could not be completed this season.

## Casement Window Painting

If you haven't opened your windows since they were painted this summer, you may find that they are difficult to open ("painted closed"). Do not put your hand through the window attempting to open a window that has been "painted closed". Call Maintenance at 703-998-6315 and we will have it safely opened for you, for free.

## Do You Have a Bike Stored in the Laundry Room?

Did you get a 2019/2020 bike permit? If you did not, there is a very good chance that your bike has been impounded. There is a \$75 fee to retrieve your bike (by appointment) during Association work hours, new registrations are \$10. All impounded bikes that have not been claimed will be donated to charity later this month. Check Your Bike!

## Replacing your tub/shower mixing valve?

While this particular job is not performed by USP, you may want to discuss your replacement options with your plumber. City plumbing codes require that replacements for tub/shower valves must have anti-scalding features. These valves will typically include adaptations that make them "pressure balancing" between the hot and cold water supplies, "posi-temperature" to maintain a constant water temperature within a pre-selected range, or "combination" with features of both varieties. USP no longer attempts repairs on the 30+ year old tub/shower mixing valves.

## Smoke Alarms

Daylight saving time ends November 3. That is the recommended time to replace the battery in your smoke alarm. Need help installing the battery? Parkfairfax Maintenance will install a new battery through USP for \$25. Installed smoke alarms are only \$40. Call 703-998-6315.



## Miss Utility

We've all heard the expression, "Call before you dig." Calling Miss Utility before digging into the earth allows the utility companies the opportunity to mark their buried piping and cables. When you know where these underground lines are located, you can dig more carefully, or perhaps even move your plantings to another spot. Following the approved Miss Utility locating procedures (which is the law in Virginia) protects these underground systems, helps to ensure that service delivery is not interrupted due to unintentional damage, and protects the person doing the digging. You can also be held accountable for the cost of repairs to the damaged utilities, and possibly face fines imposed by the Commonwealth of Virginia. Some of the underground cables and piping at Parkfairfax are not buried very deep. They may easily be within the reach of sharp, pointy shovels and mattocks being wielded by enthusiastic gardeners. You should expect to find underground cables and piping leading to and from the various utility panels, boxes, meters, and exposed piping/valves that are necessarily at each building (usually attached to the exterior brick wall at one or both ends of the building, and/or at the rear of the building); and also found at and near the many above-ground boxes and pedestals found across the property. These locations aside, buried piping and cables may be found anywhere on the property. So, call before you dig. Allow 48 hours for the companies to respond with a technician to mark the work area (calling 3 work days ahead of time is a good rule of thumb). Miss Utility's telephone number is 1-800-552-7001 or 811.



*'Bus' continued from page 1.*

DASH and City staff will be most interested in feedback from Parkfairfax on the revised concepts and the Parkfairfax Transportation and Land Use Committee will host a meeting on November 6th at 7pm (location TBD) to facilitate a constructive dialogue prior to finalization of the ATV Plan. Additional details will be provided at [www.dashbus.com/transitvision](http://www.dashbus.com/transitvision), via weekly Buildium updates and in the November Parkfairfax Forum as they become available.

# CLASSIFIEDS

## FOR SALE

For sale: 2 NEW white double-cell blinds custom fit to 52" wide x 50" long - complete with hardware, still in package. Price negotiable TEXT only: 571-262-1863

## 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.luminanceconcept.com](http://www.luminanceconcept.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).

### 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.

### 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, [godsblessing4me@gmail.com](mailto:godsblessing4me@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](mailto: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](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 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

**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](http://FrenchinDC.com) and the French in DC Yelp page. Text or call 703-869-8826 or email [melissa@FrenchinDC.com](mailto:melissa@FrenchinDC.com)

### Host a Wine Tasting in Your Home:

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# TRUNK 'N' TREAT IS COMING!



**5th annual Trunk N Treat will be Saturday, October 26th from 4-6pm on Greenway Place! We will see you there!**

Help us celebrate the fall Parkfairfax style. Come on out to the 5th annual Trunk 'n' Treat (TNT)! All are invited to decorate the trunks of their cars and/or do a little trick or treating. All ages are welcome. We will have crafts, refreshments, games, and music. We will be asking for volunteers to donate food and candy, run crafts, decorate their trunks, hang up flyers, and help set up and clean up. It's a community effort to put on this event. We are counting on you. Let's all come together to bring the fall fun!



# CLASSIFIEDS, CONTINUED

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

**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

**1605 Fitzgerald Lane:** Move into your personal tree-house. Park at your door on tree lined lane. NEW KITCHEN, dark wood cabinetry, washer/dryer, dishwasher, light granite countertops. Hardwood floors throughout. SO CLEAN! The johnANDjohn TEAM, [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance 703-820-9723

**3606 Gunston Road:** Rare Van Buren Unit, 3 bedrooms, renovated kitchen with stainless steel and granite. Windows have been replaced, new crown molding. Unit has Washer/Dryer and Dishwasher. Nice patio in a quiet location. No pets and no smoking as well. Rent is \$2,450.00 a month. Contact Anne Martone, McEneaney Associates at [annemartone@yahoo.com](mailto:annemartone@yahoo.com) or 571-213-3991

**3480 Martha Custis Drive:** Spacious renovated one bedroom in great location. All new stainless steel appliances, granite counters, maple cabinets and a combination clothes washer/dryer. No Pets Please. Move in ready! Call or email Andrew at 571-565-4891 or [7772orn@gmail.com](mailto:7772orn@gmail.com)

## REAL ESTATE FOR SALE

**3500 Gunston Road:** Stroll down a path to your 2 bedroom, 1level home with patio. Renovated kitchen, hardwood floors. So much outdoor space! The johnAND-johnTEAM, [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance 703-820-9723

**3505 Martha Custis Drive:** Light, light, light, from your tree house home with stellar views! Granite counters, oak kitchen cabinetry, refinished dark hardwood floors! The johnANDjohnTEAM, [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance 703-820-9723

**1306 Martha Custis Drive:** Park at your door, stroll 15ft onto your covered front porch & into your front door. Tiled entry and new plank hardwood floors throughout. Kitchen: custom to-the-ceiling cabinetry, granite countertops, stainless steel high-end appliances, goose-neck faucet. New windows!! Patio!!! EZ stroll to gym, pool, pedestrian bridge to Shirlington. Direct bus to Pentagon. The johnANDjohn TEAM, [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance 703-820-9723

**3233 Valley Drive:** Stroll up to your rare Lincoln (2 bedrooms) one level, central air conditioning and heat, renovated kitchen AND bath. Hardwood floors throughout. Gorgeous patio. Western exposure through the trees. The johnAND-johnTEAM, [www.Parkfairfax.com](http://www.Parkfairfax.com), RE/MAX Allegiance 703-820-9723



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**For home sellers, we will also be covering:**

- ✓ Repair Management Services
- ✓ Complimentary Light Staging
- ✓ Pre-listing Marketing

**For home buyers, we will also be covering:**

- ✓ Priority Access to new listings
- ✓ Common home buying myths
- ✓ Tips for putting together a winning offer

**Seller Seminar - Tuesday, September 17th**

**Buyer Seminar - Wednesday, September 18th**

Both events run from 7 - 8 PM - Refreshments served at 6:30 PM

**Event will be held at: 3005 S Abingdon St, Arlington, VA 22206**

**Please RSVP at [khasociates.com/events](http://khasociates.com/events)**



**Kay Houghton & Associates**  
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*\*source, BrightMLS data for last 30 days as of 9/6/19.*





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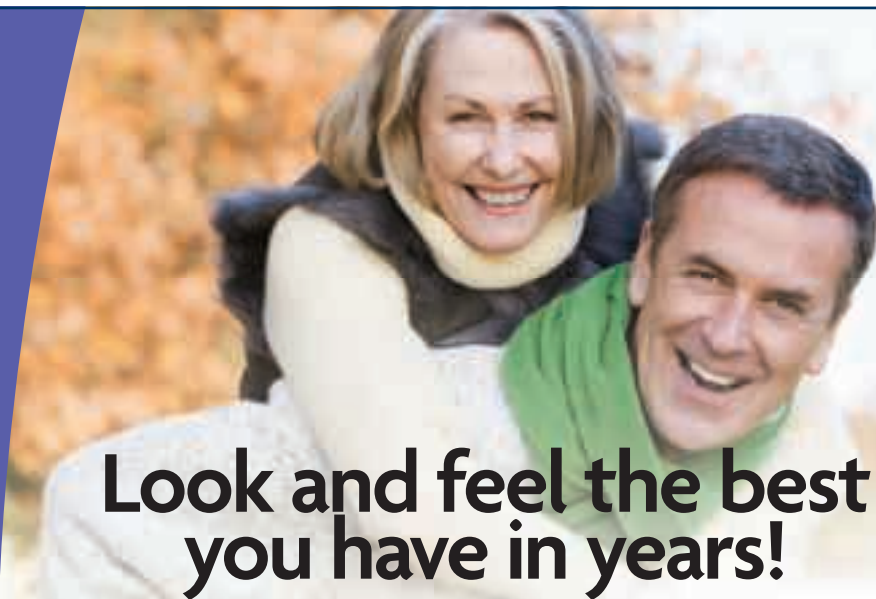
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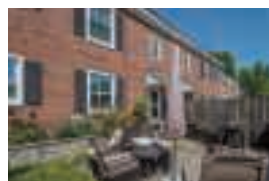
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\$1650

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**4238 Brittany Ct. - \$660,000**  
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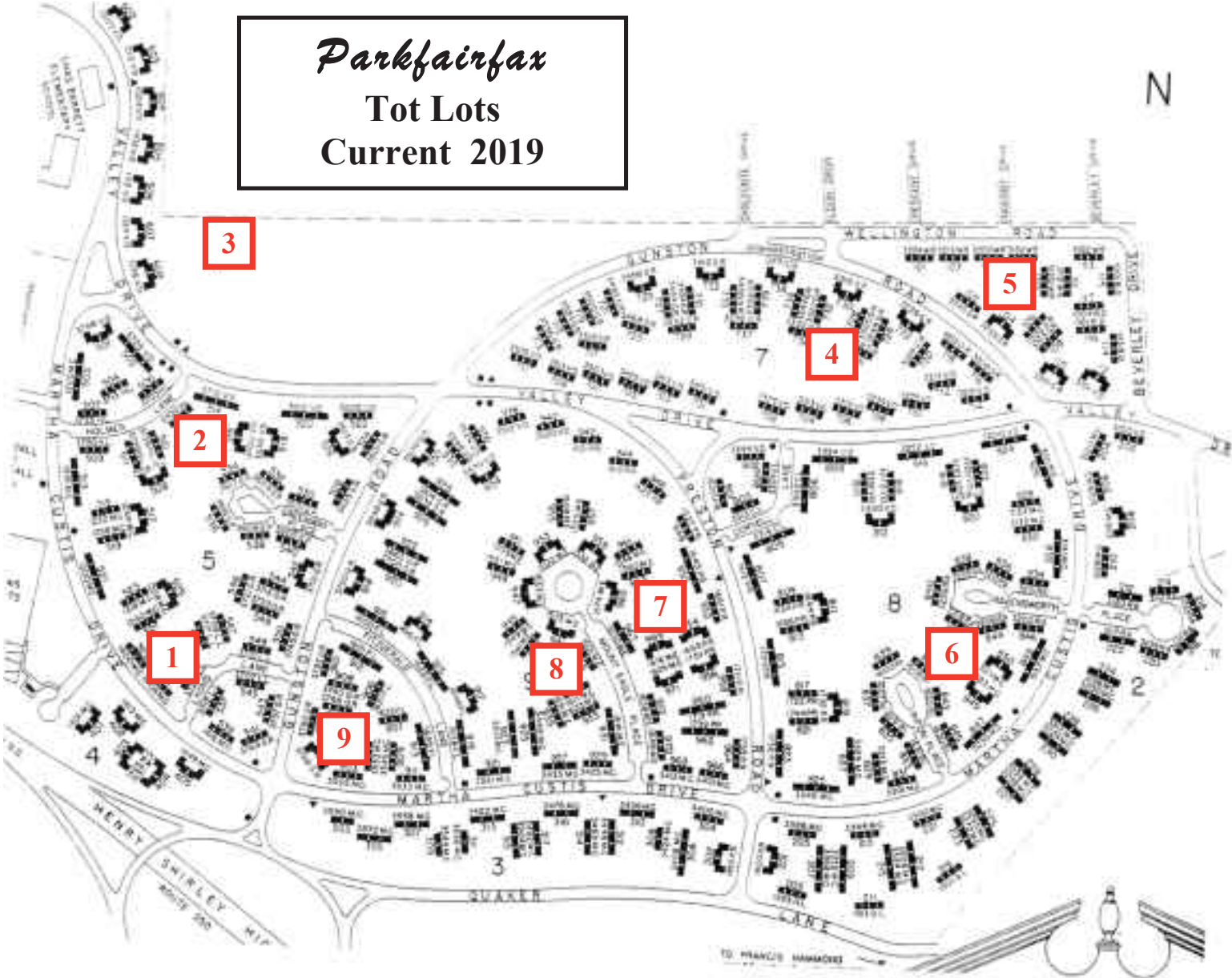
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Parkfairfax Condominium  
 Unit Owners Association  
 3360 Gunston Road  
 Alexandria, VA 22302

## October 2019

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

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