

Parkfairfax FORUM

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

September 2019
Volume 41, Issue 9

Being a Good Neighbor at Parkfairfax

With the recent increase in sales here at Parkfairfax, we find many owners getting underway with both interior (HVAC, kitchens and baths, electrical) and exterior (new patios or plantings) renovations. We would like to remind residents that we have by-laws that clearly spell out the Associations rules and regulations, as well as lists of approved specifications. If you do not have a copy of these, they can be found on our website or you can use the Buildium app to request a copy and we will email them to you. Below are a just a few of these rules. You can also find our covenant specifications on the web or email our Assistant General Manager/Covenants Director, Dana Cross, dcross@parkfairfax.info directly for information on the below-mentioned items.

Contracted or homeowner work or renovations: We have a set of guidelines regarding all interior renovations, what is considered routine (applications approved by management) what is considered non-routine (applications submitted to the Covenants committee for approval). There are also guidelines for the hours when this work can be done.

Permits: Many items require a building permit from the city. Any electrical work such as moving or replacing the main panel, installation of a bathroom or kitchen exhaust fan, exterior



outlets, installation of a split HVAC system or moving of the gas line in the kitchen all require permits and applications filed with the office.

Pets: Parkfairfax follows the City of Alexandria's leash laws and does not allow for any untethered pets, neither cats nor dogs to run free. Please do not allow your pets off their leashes. We have received several complaints regarding this issue recently and follow up with a courtesy reminder through Covenants. As always please pick up after you pet. Parkfairfax has pet waste cans placed around the property for this purpose.

See 'Neighbor' continued on page 3.

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 ♦ 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

*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

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swills@parkfairfax.info

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mharrington@parkfairfax.info

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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

August Board Meeting Highlights:

- The Board PASSED a motion to approve the April 2019 Reserve Expenditures for the amount of \$212,691.26
- The Board PASSED a motion to approve the May 2019 Reserve Expenditures for the amount of \$256,429.78
- The Board PASSED a motion to approve the July 2019 Reserve Expenditures for the amount of \$495,507.07
- The Board PASSED a motion to approve the revised PR #7 – Pet Policy.
- The Board PASSED a motion to approve a 2nd pet application for a resident on Preston Lane.

Buildium Work Order System: The 411

Quite a few residents have registered and logged into the Buildium portal. For those who are new to Parkfairfax or haven't gotten around to it may be asking what is Buildium and what are the benefits? Buildium is an American property management company that offers software via the internet so you can submit work orders at any time, have the capability to easily talk to maintenance techs by text, follow up on work progress and track your work order history.

You can easily use Buildium from a smart phone, computer, tablet, laptop and anywhere that has internet. Once registered you will have a log in and can plug away from anywhere!

If you have not received an email from Buildium with your log-in credentials then please contact the office at 703-998-6315 and we will send you a link to register or feel free to email staff at the main office (*contact information is on page 2*).



VDOT SOUND WALL BRIEFING

September 12th, 2019

The Parkfairfax Transportation and Land Use Committee is pleased to host a community meeting on September 12th concerning sound wall F2 which will extend from the Shirlington Circle partially up the hill on the east side of N. Quaker Lane. While the target audience is the owners and residents of the 300-series buildings directly adjacent to the planned wall, all members of the community are most welcome.

VDOT representatives will provide information and answer questions regarding the construction schedule, noise, disruption, traffic impact, sound wall aesthetics, utilities, landscape impact and restoration. A brief overview of the I-395 Express Lanes project, including toll lane operation will also be provided.

The event will be held in the Party Room at 3360 Gunston Road on Thursday, September 12th at 7pm. A light reception will follow.

'Neighbor' continued from page 1.

using your outdoor spaces as well. Owners and residents are responsible for keeping their immediate patios free of clutter and for maintaining any owner planted greenery or shrubbery. Remember that any changes to the patio or plantings must be submitted for approval.

Noise: Please be mindful that in most buildings you may have someone over or under you. Our covenants require that 80% of your floors are carpeted and padded if you are directly over another unit.

Trash & Recycling: Please do not place trash or recycling outside overnight. It should be placed outside by 7:00am daily per our policies. Trash is now 6 days, Monday-Saturday, with recycling on Wednesdays (remember for recycling, paper bags for door pick up. Although you can bring your recycling to the yard in a plastic bag, we ask that you dump out the contents in the recycling bin and place the plastic bag in the trash receptacle. There are now 4 bins due to high usage. There are also overflow trash containers at the maintenance yard on Glebe Road. You will need your access card to enter. And remember there is no pickup on Sunday, nor on Thanksgiving, Christmas Day, New Year's Day or Independence Day.

Let's all work together to keep Parkfairfax the lovely oasis it is.

Got a Minute? Visit the Parkfairfax Library

The library has a new permanent location in the office lobby. 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 one book with just one book, not two! This rotates 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, and we hope it provides good reading for residents!



The Party Room is Not Just for Parties

The Parkfairfax party room is a bright, comfortable space that's usually left vacant—used only for private parties, occasional events, and the Parkfairfax Library. But it's also an amenity that few residents use.

In fact, the room is an ideal location where neighbors can gather to visit, unwind, or meet more of the interesting people who live here. Use it as a quiet space to knit or read or come with a group to play a quiet game. For telecommuters, it can be an opportunity to get out of the house during the workday. If you commute during the week, use it to socialize on second Saturdays between 9am–12pm. The rules are simple: visitors must be Parkfairfax residents and must treat the place—and each other—respectfully.

The party room is open during office hours, Monday-Friday from 8am–12pm.

Drop in when you have a chance and stay awhile! Looking forward to seeing you!

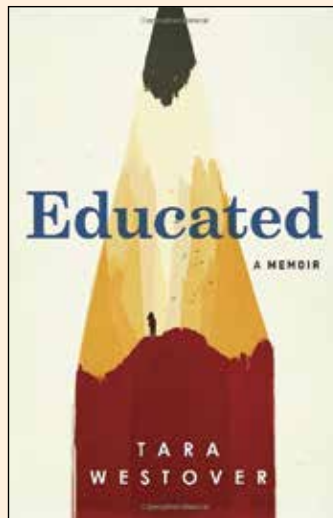


BOOK GROUP: *Educated: A Memoir*

By Tara Westover

WHEN: Tuesday, September 17, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Born to survivalists in the mountains of Idaho, Tara Westover was seventeen the first time she set foot in a classroom. Her family was so isolated from mainstream society that there was no one to ensure the children received an education, and no one to intervene when one of Tara's older brothers became violent. When another brother got himself into college, Tara decided to try a new kind of life. Her quest for knowledge

transformed her, taking her over oceans and across continents, to Harvard and to Cambridge University. Only then would she wonder if she'd traveled too far, if there was still a way home.

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

October:

All My Puny Sorrows, by Miriam Toewes

Annual Doggie Dip

Saturday, September 7
Noon–2pm • Lyons Lane Pool





MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

Summer Seasonal Recap

Even with our ever-changing weather patterns, a great deal of work has been accomplished this summer at Parkfairfax. The Board, management and our dedicated staff are continuing on the path to better service and sustainability. We are continuously looking for and making changes to processes to be more efficient and cut waste where feasible. Below are several bullet points of some of the larger scale project work done on the site the past 3 months.

- **PEX water line conversions:** To date we have completed 156 buildings. This entails installation of new hot and cold water supply lines, connections between buildings and new pipe insulation. As we have seen settlement work increase this project cycle will be extended through 2022.
- **Crawlspace remediation:** We have now completed 143 buildings and expect to add another 9 by mid-November. This project will also be extended through 2022.
- **Upper trim and gable composite replacements:** This project began back in 2017 on a small scale. We had increased funding last year and have now completed 51 buildings to date with 9 more to be done by end of November. Once the 2 previous projects are fully completed the Board will allocate more funds to this reserve line item to move the project to an earlier completion date.
- **Gutters:** In 2016 we began to install new stainless steel and galvanized gutter guards to eliminate the high ladder work required to clean them. To date we have 150 buildings done with a plan to install the guards on a minimum of 30 more buildings by the end of November. This will cut staff time required to clean them to a third of what it originally was not only saving the Association close to \$80,000 in labor costs, but freeing staff up to perform other duties.
- **Erosion control:** Parkfairfax staff completed several more areas that had long standing issues. Areas adjacent to buildings 906, 912, 914 and 915 on Fitzgerald, buildings 602-608 on Valley, buildings 937 and 955 on MT Eagle all had major work done. This included both new installations and repairs of storm drains, berms, crib and stone walls, new turf, both seed and sod as well as new plantings.
- The walking pathway in the rear of building 934 on Valley Drive was completely renovated. Several inches of silt were

excavated and removed, exposing the original drain system which was then restored to its original functionality. The surface pavers were all replaced with new larger pavers. This path area is the end of the path that begins in the rear of several of the Fitzgerald buildings listed above. A final design to restore the middle section behind buildings 920 to 928 will be presented to the landscape committee for review this month.

- CLS pruned and removed many trees throughout the site. Once again, we paid very close attention to overhanging limbs that allowed access by squirrels. Tree work will continue into the late fall weather permitting.
- **Settlement work:** The Building 112 project with the completion of the underpinning, waterproofing, concrete work and new drain installation will now move to the landscape restoration phase. We anticipate completion by October as cooler weather will allow us to plant. Building 845 is currently underway and building 929 will begin by mid-September. Our structural engineers worked with the contractor, Avon to bundle these 2 projects together to afford the Association a 10% reduction in costs.
- **City Street Paving:** Valley Drive Phase 1 has been completed and we expect the city to begin the final phase 2 from Preston back up to the Gunston/Valley and Martha Custis intersection shortly. We will provide an update with the schedule to the community once the city alerts us.

We hope this informs residents of the tremendous amount of activity that occurs daily here and helps them understand what and where a great deal of their paid assessments goes. As Parkfairfax is now 76 years we continue to move forward to modernize with infrastructure upgrades and repairs which will continue to make Parkfairfax the best place to live in Alexandria.



**We had an amazing evening
for our last concert.**

**Thanks to everyone who came out
to enjoy Marina Station!**

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2019 Parkfairfax Activities

Annual Doggie Dip



**Saturday
September 7th, 2019
12pm to 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

Annual Wine & Cheese Social



**Saturday
November 9th, 2019
5pm to 7pm**

Parkfairfax Party Room
3360 Gunston Road

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

Save the Date! Jungle Mingle—Sunday, December 8th, 2019

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

Bike Inspection & Control

One bike inspection was conducted in August 2019 and all bikes without current 2019 bike decals or that were improperly stored (not secured in the provided bike racks) were 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.



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.

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, 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, godsblssing4me@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."

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.

Looking For a Good Home... for

some house plants. I have 2 palms (forgot what kind they are) and a schefflera. The palms came from Home Depot 5 years ago and the schefflera is approaching 7' tall and has been mine for 40 years. They're residing comfortably in my backyard and I'd like to find them a home before the weather turns cold. Text David at 703.998.0970

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 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

Scheduled Preventive Maintenance



Garbage Disposal Use

The Association would like to remind you that the garbage disposals installed in Parkfairfax units are not intended to be used for bulk garbage, grease, or huge amounts of food waste. The developer did a modest renovation of the waste piping in 1979/1980, and the “newer” piping under the kitchen sinks still connects to the 1940s sanitary (stack) sewer piping within the walls and in the crawlspaces to the streets. The pipe fitting connectors between the newer and older piping is itself part of the older system. This portion of the piping can be quite difficult to clear with a mechanical drain cleaner (“snake”) and is prone to clogging with most food wastes and grease accumulations.

It's fine to use the disposal for clearing the sink of incidental food wastes that are a natural part of dishwashing. However, please keep in mind that fibrous/stringy fruits and vegetables can bind up the blades which could burn out the motor and clog the drain. Cooking oil or paint should never be poured down the drain and any bulk disposal should be done via the trashcan.

If you do get a clogged drain, it's best to call the office and have our U.S.P tech clear it for you. Liquid Plumber, Drano, etc. really shouldn't be used on our old pipes but if you do please make sure that you very thoroughly rinse the drain out by running water until the residue is gone. Keep in mind though that even if this is done you still run the risk of the chemicals eating a hole through the drain causing a leak into your unit or the unit below you. So again, we strongly urge that you call the office to come and clear your drain. Most drains can be cleared for \$70.00 within 30 minutes, then cost increase by \$30.00 for each additional 15 minutes increments. If the clog takes an hour the cost is discounted to \$120.00. The USP program prices are quite modest. Most plumbers charge \$170.00 to \$200.00 dollars to clear a drain. If the clog is in the main line, stack or back to back then there is no charge at all.

The Plumbing Crew will continue snaking the sewer pipes at sewer clean-out and crawlspace. You can help speed this process, and avoid possible damage to your belongings, by not storing anything on the building's steel hatch wells. These half circular plates are provided solely to gain access to the utilities under the buildings and are not intended for storage. Storm drain maintenance and repairs will continue. In-house and contracted carpentry repairs and replacements will continue property wide.



Major pending contracted work includes:

- Casement Window Painting in Ward 2- Please note that the Association and Palmer Brothers provide numerous notifications as a part of the exterior painting. Pre-notifications, lead paint notices, door paint scheduling, and window painting notices. 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 in attempting to open a window that has been “painted closed”. Please call Maintenance at 703-998-6315 and we will open it for you for free. One additional aspect is the re-glazing of casement windows, if this is required, maintenance will perform the task following set procedures.
- Carpentry repairs and replacements in Ward 2 will continue in-house and with contracted assistance.
- Entry stoop replacements and sidewalk replacements will continue as approved. The in-house staff will mark sidewalks for repairs as well as mortar joint tuck point repairs at various locations around the property, some funding has been established for contracted assistance in these other areas should the need arise.

SEPTEMBER USP SPECIALS

Door Hardware & Locks

- Knocker, Mail slot, Peep hole & Mortise lock, LH: \$350.00
- Knocker, Mail slot, Peep hole & Mortise lock, RH: \$325.00
- Hardware w/Deadbolt: \$389.00
- Hardware Only: \$182.00
- Mortise Lock Only, LH: \$166.00
- Mortise Lock Only, RH: \$146.00
- Dead Bolt Only: \$84.00



CLASSIFIEDS, CONT.

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

2832 South Abingdon Street, #C1 (Fairlington): One-bedroom, sunny, large balcony with fabulous views. Modern kitchen, stainless appliances and great storage. 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.

3336 Martha Custis Drive: One-bedroom, refinished hardwoods with glorious views, ready for your renovation dreams to come true! 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.

R & B & Inc.

DAREN BLAKEY SR.
Park Fairfax Specialist

1710 Mount Vernon Avenue
Alexandria, Virginia 22301
E-mail: daren@rbincorporated.com
www.rbincorporated.com

- Air Conditioning
- Heating
- Sheet Metal
- Parts
- UNICO
- PTAC
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Buyer Seminar - Wednesday, September 18th
Both events run from 7 - 8 PM - Refreshments served at 6:30 PM
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September 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Labor Day Office Closed (Pool Season Ends at 8pm except for Doggie Dip)	3 Activities Committee Meeting 6:30 pm	4	5	6	7 Annual Doggie Dip Lyons Lane Pool 12-2pm
8	9	10 Newsletter Submission Deadline	11	12 VDOT Briefing Meeting & Light Reception 7pm, Party Room Large Item Pick Up	13	14 Office open 9 am – 12 pm
15	16 Finance Committee Meeting 7 pm	17 Covenants Committee Meeting 7 pm Book Club 7 pm	18 Board Meeting 7 pm	19	20 Parkfairfax Office Closes at 12pm	21
22	23	24 Building and Utility Committee Meeting 7 pm	25	26 Large Item Pick Up	27	28 New Residents Reception Party Room 10-11:30am
29	30	1	2	3	4	5
6	7	8	9	10	11	12