

Parkfairfax FORUM

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

December 2019
 Volume 41, Issue 12

Recycling and Trash Disposal at Parkfairfax

With the onset of the holiday season upon us we can anticipate a greater amount of both trash and recycling over the next several weeks. Management and the Board will be investigating new alternatives for the maintenance yard during the upcoming year's budget planning sessions. We may make changes to the style, type and number of refuse cans to help eliminate overflow. We ask that everyone follow our guidelines and use greater care when visiting the Maintenance Yard to dispose of refuse. <http://www.parkfairfax.info/content/uploads/2011/05/Trash-and-Recycling-Guidelines-2018-rev.doc.pdf> Also whenever possible recycle on Wednesday with the normal weekly pick up; this will also cut down on the overflow and use the bulk services provided on the second and fourth Thursdays monthly. Also remember that glass is no longer accepted and must be included in your regular daily trash. When disposing in the yard be sure to use the proper dumpster and above all flatten and break down your cardboard boxes. The large blue open tops are provided for homeowners to dispose of large items, furniture and demolition debris from unit restorations only. No metal or appliances, those go in the large black metal dumpster #5 on our diagram below. Please be responsible and do not simply hand your access card to your contractor as in many instances we have found that they may dump debris from offsite work in our dumpsters. You can also donate when possible. There are many reputable groups in our area who can be contacted to arrange for pickup of usable items.

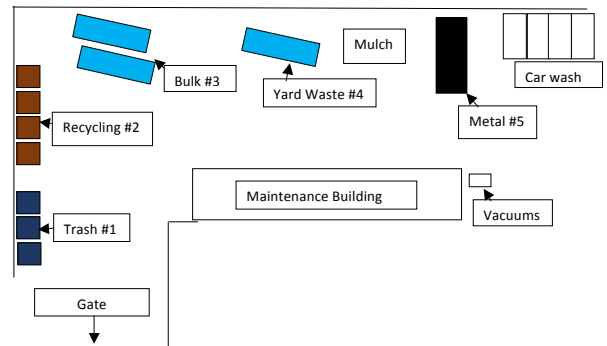
Please refer to our map and list here:

Area #1: Dark Blue 8-yard dumpsters (3); Household trash only.

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 no later than December 12, 2019.



Area #2: Light Blue 30-yard open tops (2); Bulk debris only, furniture, demo materials.

Area #3: Brown 8-yard dumpsters (4); Single stream recycling, cardboard (flattened), paper is preferred, but plastic bags are allowed here.

Area #4: Light Blue 30-yard open top; Yard waste only, dirt, limbs, brush, clippings etc.

Area #5: Black 30-yard open top; Metal only.

Maintenance Yard can be accessed daily by facilities card 7am – 9pm.

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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*

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

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Robin Woods, Ward V ♦ robinbwoods@comcast.net ♦ *Term Ends 2022*

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

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

*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

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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

November Board Meeting Highlights:

Stay tuned for the November board highlights to be uploaded on the web and next months newsletter.

Parkfairfax Holiday Office Closure

The Parkfairfax Offices at 3360 Gunston Rd. and at the Maintenance Yard will be closed on Christmas Day, December 25th, and New Years Day, January 1, 2020. Please phone 1-866-370-2977 for afterhours emergency service and Maintenance Yard is still accessible with access card.



DECEMBER USP SPECIALS

Water-saving Toilets



Premier Elongated Toilet

\$255.00 (Includes wax ring, supply tube, bolts & labor)
Non-Special Price : \$201.00
(not including labor)



Premier Round Toilet

\$245.00 (Includes wax ring, supply tube, bolts & labor)
Non-Special Price: \$177.53
(not including labor)

Condo Fee Reminder

We have been experiencing an increase in condo fees being delivered to the main office or placed in the drop box. Please send all condo fees to Barkan Management Company with your 16-digit account number to the address below. We don't process condo fees in our office. When they are dropped off it may cause a delay in when it would be delivered, and you could be charged a late fee if that happens.

You can pay one of two ways:

Using your coupon booklet and a check or money order you can send payments to:

Parkfairfax Condominium
c/o Barkan Management Company
P.O. Box 62011
Newark, NJ 07101-8060

Second option is to call (800) 533-7901 and select option 1 for assistance with setting up recurring payments or your online account or you can go online to make one time payments or set up recurring payments to www.clickpay.com/Barkan.

Remember to have your 16-digit account number when setting up your account and/or mailing off your check. Also make sure your check is made out to Parkfairfax Condominium Association.

Additional Charges for Monthly Assessments:

We have had feedback from several owners regarding their accounts having additional fees. The fees are only applied when using a credit card to pay your monthly assessment, either one time or automatically monthly. The current fee is 2.95% of your monthly assessment. To avoid paying this fee, based on the Barkan instructions (attached here), owners have several options to pay without any fees:

- Sign up for direct debit
- E-Check
- Use the coupon and mail in your payment

Christmas Tree Disposal

The Landscape Crew mulches all discarded Christmas trees through the "chipper" at the Maintenance Yard. This keeps disposal costs down, and makes pine chips available for erosion projects, and etc. Please bring your tree down to the Yard if you can and look for the area next to the chipper (with all of the other Christmas trees or you can be first!); if you are not able to bring your tree to the Yard, you can leave it at curbside near your building by 1pm Monday through Friday.



Yoga Sessions at Parkfairfax Recap by Jan Sims

Recently we have had free yoga sessions offered by Parkfairfax resident Jan Sims. Thank you to all that attended. She wanted to share some of the benefits of Yoga. Stay tuned for possible sessions coming back in the spring.

Yoga is an ancient art form that millions of people practice in a myriad of ways throughout the world daily, enriching their lives through breath, mindfulness, and body strengthening. Yoga is sometimes minimized as simply the articulation and holding of poses, but in reality, Yoga provides immense health benefits realized by uniting the mind, body and breath. Yoga can be expressed through simple breathing exercises, breath with gentle or powerful poses, and/or basic to deep stretching. Through regular practice, Yoga practitioners can receive whole-body health benefits such as:

- Improved Blood Flow
- Lengthening and Strengthening of Muscles
- Improvements to the Lymphatic System
- Increase and Improve Bone Density
- Increased Energy, Promoting Weight Loss
- Improved Flexibility and Balance
- Healing from Diabetes and Hypertension
- Anxiety Relief
- Improved clarity and focus

Yoga is a dynamic, ever-changing lifelong journey for everyone regardless of age, body type and fitness level. Yoga is not an experience one masters, but rather practices and explores throughout your entire life.



It was a great day for yoga.

Holiday Trash Schedule

There will be **NO** trash pickup on the following Federal Holidays:

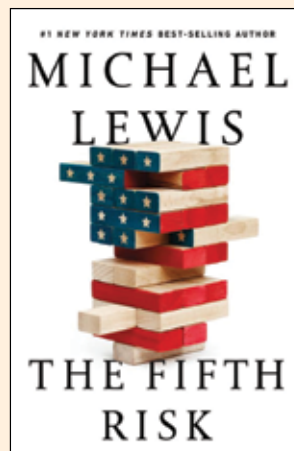
Christmas Day • New Year's Day

BOOK GROUP: *The Fifth Risk*

By Michael Lewis

WHEN: Tuesday, December 17, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Nonfiction. “The election happened,” remembers Elizabeth Sherwood-Randall, then deputy secretary of the Department of Energy. “And then there was radio silence.” Across all departments, similar stories were playing out: appointees were few and far between, and those who did show up were shockingly uninformed about the functions of their new workplace. Some even threw away the briefing

books that had been prepared for them. Michael Lewis takes us into the engine rooms of a government under attack by its own leaders. In Agriculture the funding of vital programs like food stamps and school lunches is being slashed. The Commerce Department may not have enough staff to conduct the 2020 Census properly. Over at Energy, where international nuclear risk is managed, it’s not clear there will be enough inspectors to track and locate black market uranium before terrorists do. Willful ignorance plays a role in these looming disasters: If your ambition is to maximize short-term gains without regard to the long-term cost, you are better off not knowing those costs. On the other side are the book’s unsung heroes: public servants whose knowledge, dedication, and proactivity keep the machinery running. Michael Lewis finds them, and he asks them what keeps them up at night.

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.



You Can Make It!

The next dog-waste bin is only seconds away. Please, take those extra steps.



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

As we the year ends, we would like to share a brief recap of accomplished work throughout the property. Many upgrades have been completed and many are still in progress.

Building Infrastructure

- **Water supply line replacements:** 160 buildings completed.
- **Crawlspace abatement:** 145 buildings completed.
- **Composite trim replacement:** 65 buildings completed. We will be continuing with this program in the 2021 budget cycle. Once the remediation and water line replacement programs have been completed, those reserve funds will be used to speed up this process.
- **Stainless Steel Gutter Guards:** 178 buildings will be completed by Dec. 31st. This leaves 106 buildings to remaining. When fully completed this eliminates annual cleaning which in the past took several weeks to complete, resulting in a total annual labor savings of \$120,000. Not to mention the elimination of high ladder work. We are on track to complete the entire property by 2021.
- **Ward 2 painting cycle was completed.** Not only did we focus on fascia repairs, but we replaced a great amount of old door trim as well.

Exterior Infrastructure

- **Sanitary sewer lines:** From June 1st to the present, 610 linear feet has been replaced, eliminating backups and failures.
- **Storm drain lines:** Also, from June 1st to the present, over 1160 linear feet were either replaced or added. Several locations had new drain boxes installed and connected via replaced lines which eliminated many areas where drainage was poor, and flooding was constant.
- **Erosion Control:** both Parkfairfax staff and contractors have completed installations of new walls, both timber, stone and brick, added drains and swales to eliminate water run off away from buildings and walkways.
- **Roofs:** The Association currently funds the repairs based on the reserve studies recommendations. Although our roofs are in serviceable condition, we have begun to repair larger areas instead of just cracked tiles to full eliminate repetitive issues.
- **Waterproofing:** Corners, foundation walls of lower units and stoop areas are being addressed with more frequency.

Landscaping

- **Turf:** We continue to restore turf throughout the property. Several large areas were completed where settlement work and stoop replacements were completed prior. We do prioritize based on conditions that effect the buildings and walkways. We have been working off list of locations that was developed from site inspections and residents' inquiries. After reviewing last year aeration and over-seeding plan, several additional areas were added this this year. The cycle was delayed due to the drought conditions and we will revisit several areas in the Spring to access the fall work. And we would like to thank all the residents who assisted in keeping areas watered.
- **Trees:** With our increase in both removal of dead and hazardous trees and aggressive pruning, we can again report that we have only experienced some minor damages to roofs (crack ridge caps and a few tiles but no damages were noted to any buildings. Great attention was placed along wood lines this years and overhanging limbs as well, especially rear patio areas. New tree replanting is scheduled into the first week of December.
- **Shrub replacement:** Staff has been removing many dead shrubs around the site (due to drought and some die off) and replacing them with new hardier more drought tolerant plants. We have been focusing on privacy hedges and transformer screening. Additional plantings are slated for the early spring.
- **City trees:** If you do report a tree along the city owned streets please remember that there is a right of way (12 feet set back from the curb). Trees within this area are reported directly to the city and it can take several weeks before any action is taken.
- **Leaf Removal:** CLS has completed one full round on the entire property. We contract for 4 complete rounds beginning in November and running into February, basically one per month. However, CLS will do spot areas as needed for safety and liability issues, especially walkways and parking inlets. Please alert us if you are concerned about leaf build up. And please note that if you have yellow staked areas they will NOT blow or remove the leaves and those area become the owner's responsibility.
- We ask that you do not stop the landscape staff during the day and direct all inquiries and issue to management.

Settlement

- **Building 112 was completed in October and work is presently continuing with buildings 845 and 929.** The engineers are onsite weekly and still inspect other high priority buildings quarterly. Work to building 527 is slated to begin in late May or early June. All locations receive not only stabilizing helical piers, but new full foundation waterproofing and drainage, brick replacement as needed, additional stabilizing walls and new landscaping for the both the work area and the surrounding areas as well.

See 'Manager's Corner continued on page 7.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

2019/2020 Parkfairfax Upcoming Activities

Jingle Mingle



**Sunday,
December 8th, 2019**

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

Join your neighbors for music, holiday treats, adult, spiked hot chocolate (regular for the kids!) and a visit from someone special!

Parkfairfax Chili Cook-off

We're asking for 12 chili connoisseurs to prepare a batch of their best chili for a resident tasting and judging. Expect awards for: Best Traditional, Best Vegetarian*, and Best Overall.



Saturday, February 8th, 2020

1:00pm to 3:00pm
Parkfairfax Party Room
3360 Gunston Road

To enter, please email pkfxactivities@gmail.com by January 31, 2020.

**Must receive at least 3 entries to establish category.*

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.

While the Jingle Mingle event featuring Santa will be held from 3:30–5:00pm at the Parkfairfax party room, please join the Landscape Committee on Spruce Island at 6pm when we flip the switch to light our new Christmas Tree! This is an informal event, feel free to bring your own warm beverage.



Book Your Holiday Party Today!

The holidays are right around the corner and dates are filling up, 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 some availability for December (weeknights included). 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.

Scheduled Preventive Maintenance

The maintenance crews continue cleaning fallen leaves and installing gutter guards and filters in our building's gutters. This project may be impeded by inclement weather, so time is of the essence. All residents are asked to please be patient if a routine maintenance request is not completed as quickly as it might have been in the past. Having the gutters cleaned is the first step in sound water management of the building's foundations. Clear gutters and downspouts also help to prevent storm water and snow melt from entering units from overflows.

A reminder to maintain heat in your home this winter

If you are responsible for a vacant unit, or if you are going to be away from home for any period this winter, please:

- Make sure your heaters are in good working order
- Make sure that there is ample heat in your unit, especially at your kitchen and bathroom
- Leave your baseboard and wall heaters "on" at least the "2" level
- Leave your kitchen and bathroom doors open
- Open the doors to any cabinets that house water piping or shut off valves (this is very important during periods of cold weather)
- Have a neighbor check on your unit periodically
- Make sure the Maintenance Office has an emergency key to your unit "just in case" (and as required by the Association's governing documents)



Free Plumbing Inspections

Free Plumbing Inspections are available year-round. Help keep Condo fees down by becoming aware of wasted water in your unit. Prevent damage in your unit, and in neighboring units, by finding out if there are leaks that you may not even be aware of. Please call 703-998-6315 to request a plumbing inspection.

Outside freeze-less hydrants

Parkfairfax staff continues replacing (or converting) outside hose bibs (wall hydrants) with a "freeze-less" valve (Woodford Model 19). These valves do not require the annual winterizations that have been necessary over the past 60+ years. However, the "freeze-less" design will not prevent trapped water from freezing within the valve body, so we ask that all hoses be disconnected from exterior faucets over the freezing winter months.



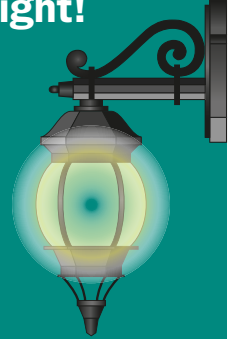
Keep Lights On at Night!

It is that time of year when the days get shorter and daylight savings time ends. It can get very dark in the neighborhood, especially if you are walking to units not bordering a street light.

Be a good neighbor and help keep our community safer by turning on your unit outside lights every night to keep our surroundings well lighted. Lighting can reduce potential stumbling in the dark for residents and visitors.

Keeping your lights on can also help deter crime if shrubbery or other cover near buildings is exposed, reducing places to hide. Consider using long-lasting energy-saving bulbs if your fixture can accept them.

Another option: maintenance staff can replace your outside light with a solid brass fixture with a photocell, so you can leave the switch turned on and your outside light will automatically come on when it gets dark and turn off during daylight hours.



'Manager's Corner continued from page 5.

The Association Board, management and our dedicated staff are committed to keeping Parkfairfax moving forward and continuing to make this the best place to live in metro area.

From the Parkfairfax staff: We wish everyone a safe and joyous holiday season and a Happy New Year.





BE A GOOD SPORT

Lots of residents will be using the exercise facility during the winter. There will be times when it gets very crowded.

- Please be patient and show respect to all other residents using and sharing the facility with you.
- Please limit your use of any cardiovascular machine to 30 minutes.
- Remember that physical trainers and classes are no longer allowed in the room. (The room is just too small for this kind of activity.)
- Remember that children 18 and under aren't allowed in, either. (The equipment is for adults. Dangerous for children.)

If you witness an incident in the facility—someone not following the rules or anyone behaving badly, please contact Dana Cross at 703-998-6315 or DCross@parkfairfax.info, and give her the information about the incident, the date and the time so that she can contact those involved.

Enjoy the room, and keep fit. *The Recreation Committee*

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 you can log onto the website and register at <https://parkfairfax.managebuilding.com> and if you need assistance 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 the inside of page 1)

Please remember to use the "OPT Out" option in Buildium when you are selling your condo and no longer living here at Parkfairfax. That way you won't keep receiving the notices. Thanks!



From our family
to yours...

Happy Holidays

Plant NOVA Natives Campaign Symposium Recap by Landscaping Committee

HOAs and Condo Associations: Sustainable Solutions to Landscaping Headaches

On November 2, the Plant NOVA Natives Campaign presented a symposium on landscape conservation issues for people involved in Home Owners' and Condo Associations. A large hall at the Annandale campus of the Northern Virginia Community College was filled with over 100 managers, board members, landscape committee members and interested residents who listened to presentations and visited the tables of experts in the environmental conservation field. Attending from Parkfairfax were Landscape Committee members Marcia Trick, Susan Crawford and Martha Crawley. More details about the topics addressed at the symposium are on the Plant NOVA Natives website at: <https://www.plantnovanatives.org/hoa-and-condo-associations>.

Renee Grebe, an advocate with the Audubon Society, led the program with an overview of the challenges faced by owners' associations, some of which date back to when the properties were developed and built. Today, she explained, the increase in heat and in impervious surfaces in our area has intensified problems of erosion and flooding. Chemicals, salt, pet waste and heated surfaces all affect our drinking water and the Chesapeake Bay. Ms. Grebe said, "What we do affects the wider community" and native plant, animal, bird and insect life. Planting non-native plants is like offering wax fruit to bird and insects—the fruit is pretty, but the wildlife can't eat it.

Scientists reported this year that North America has lost three billion birds since 1970. The population of pollinator insects such as butterflies and bees have been decimated as well. Ms. Grebe advocated the replacement of areas of turf with meadow where it will not adversely affect the activities of residents. The long roots of meadow grasses and flowers will hold soil, water, and nutrients better than the short roots of turf. She also recommended planting trees, rain gardens and pollinator gardens, noting the importance of watering plants in their first year in the ground. Engaging volunteers and recognizing

their work is very important as is the need to educate residents away from desiring big manicured lawns and towards meadows and native gardens. And for those who worry that green infrastructure will lower their property values, Ms. Grebe referred to the financial section of the New Jersey Developers' Green Infrastructure Guide, <https://developersguide.njfuture.org/developer-benefits/financial-benefits/>. Finally, she recommended the book *Bringing Nature Home*, by Douglas W. Tallamy.

The next speaker was Erik Fox, a lawyer with Reese Broome who spoke on topics such as open space easements, and tree removal/protection. He explained the structure and governing documents of most HOAs. Landscape Committees should have some declaration that specifies their scope, and whether they have authority to enforce landscape rules or have an advisory role. (Our Landscape Committee has an advisory role). Rather than the difficult task of re-writing board by-laws, he recommended developing design guidelines that promote the use of native plants and less reliance on fertilizers. He also recommended that associations specify in contract language that a certain percentage of plants planted by the HOA's landscaping service be native plants. He also said that design guidelines for residents should specify the use of native plants.

During an extended break, participants had a chance to talk with experts who stood ready at their display tables with hand-outs and advice on landscape issues.

The final speaker was Claudia Thompson-Diehl, Environmental Resources Senior Manager of the Reston Association. She oversees 1,300 acres of open space. She presented slides and a fascinating talk about some of the 52 pocket meadows that have been created in Reston. In addition to environmental staff, the Reston association has a Coordinator of Volunteers. Her slide presentation can be seen at the Plant NOVA Natives website mentioned above.



Parkfairfax Landscape Committee members Martha Crawley, Marcia Trick and Susan Crawford attend Symposium



Susan Crawford examines Virginia Cooperative Extension (VCE) display



VCE poster warns of Spotted Lanternfly



Display of Invasive Plant Control, Inc.

Parking Policy: Holiday Reminders

As guests come to visit for the holidays, please keep the Parking Policy rules in mind.

Residents of Parkfairfax are entitled to use available common element parking spaces for approved vehicles, on a first-come first-served basis. Vehicles must be parked so as not to block access to the sidewalks. The Bylaws permit only one vehicle per unit to park on the common element parking spaces without the prior written consent of the Board of Directors. Common element parking includes all of the lanes and all the semi-circular off street parking areas, along with the cul-de-sac at the Exercise room, the parking lot at the Martha Custis swimming pool and the Valley Drive Tennis Court parking area.

No trailer, boat, or recreational vehicle (RV) may be parked in any common element parking area. State inspection sticker, current license plates, and current City Sticker must be properly displayed or shall not be kept on any of the common elements. Vehicles parked on Association property may not be covered in a way that obstructs the viewing of the license tags and registration sticker(s). All vehicles must be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, or appearance.

Management will post a 72 hour notice on a vehicle that is in violation of the Parking Policy Resolution. If vehicle is not removed or brought into compliance the vehicle will be towed (at owners' expense and risk). All towing will be on an on-call basis. Authorization and supervision will be done by Management and/or the President of the Board of Directors only.

Driving or parking motorized vehicles of any kind on the common elements not designated for vehicle use (i.e. grass, sidewalks, or breezeways) is strictly prohibited.

In addition to the towing provisions above, breaches, alleged or actual, of the above regulations are subject to appropriate action by the Covenants Committee, under the provisions of Policy Resolution Number Four.

The Unit Owners Association or the Board are not responsible for damage to vehicles or loss of property from vehicles parked on the common elements.



A Reminder on Snow Removal

Staff is responsible for clearing all common element walks (serving more than one unit) and each resident is reminded that they are responsible for clearing portions of the walkways that serve only their unit. Residents who are unable to clear their own walks due to physical impairments may complete the "Request for Snow Removal Assistance" form and return it to the main office. This form may be found in this newsletter, or at the main office. Also...

- Please do not use the sand barrels placed near the Laundry rooms as trash receptacles or "dog walk" containers.
- Please do not park in the intersections or crosswalks during a storm. This stops the equipment.
- Please do not "reserve" parking spaces. All parking lanes will be plowed once the cars move.
- Please do not ask staff to dig out your car or give your car a jump-start.
- While digging out your car, please do not make huge piles on the streets or sidewalks.
- Please be patient and be careful.

Remember, melting snow helps more than anything else to maintain ground water which helps to stabilize these buildings.

2019/2020 Request for Snow Removal Assistance

Name(s)

Building Number

Address

Phone Number (Home)

Phone Number (Work)

Signature

Date

**This request must be renewed each year!
All prior years requests have been destroyed!**

Please return this completed form to:
Parkfairfax Condominium at 3360 Gunston Road,
Alexandria, VA 22302; or FAX to 703-998-8764.



WHAT A TREAT!

Parkfairfax came together in the most delightful way for the 5th annual Trunk 'n' Treat! Creativity abound on Greenway. Not only were the trunks looking amazing, but the loop was a beautiful display of hard won landscaping and handmade decorations. The children were dressed spooktacularly. We shared food and built community. It was a success!





Help Stop Package Thefts in YOUR Neighborhood!



We need **YOUR** help to stop package thefts in the neighborhood.



Please stop and take a moment to read some of the tips below to keep your neighborhood safe!

The Alexandria Police Department wants to remind residents that crime prevention starts at home. Package thefts from doorsteps and front porches during the day time usually increase between the months of October and January, due to the holiday season. Here is a list of things you can do to help prevent that:

- Encourage your family and your neighbors to pick up delivered packages as soon as possible after they are dropped off on your doorstep.
- **Try to track your packages.** By doing this, you might even be able to be present at the time of delivery. Many mail carriers allow you to track your shipment online at the following websites:



FedEx: http://www.fedex.com/ca_english/track/

UPS: http://www.ups.com/WebTracking/track?loc=en_US&WT.svl=PriNav

USPS: <https://tools.usps.com/go/TrackConfirmAction!input.action>

DHL: <http://www.dhl.com/en/express/tracking.html>

- Always lock your doors when leaving your home
 - Be neighborly—take a moment to get to know your neighbors
 - Report any suspicious activity or persons in your neighborhood to the Alexandria Police Department right away by contacting **911** for emergencies or **703-746-4444** for non-emergencies.



Have a great holiday season!

CLASSIFIEDS

FOR SALE

For Sale: Dining room table from SCAN, "trestle" style, circa 1995, teak?? Includes 2 leaves. Seats 10. \$299. Phone or text 571-216-4647, aeeichers@gmail.com

For sale: Frigidaire thru the wall heater and cool unit. Purchased/installed Jan 2019. \$200.00. Text Debbie at 210-367-9896 if interested in purchasing.

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

Home Renovation and Staging: A Parkfairfax Resident with 17+ years of interior architecture experience. Contact me for your renovation and decoration needs. Preparation of renovation drawings, color and product scheme or staging with your own current items. Contact lidalewis@bespokedesignstudios.com

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 of 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.

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

The Garden Contessa: Former owner of Contessa's Garden and Gift In Delray is accepting consultation appointments/hands on gardening projects for November and December, weather permitting. Contact "Contessa" via txt, 703-548-1882. Current project photos and testimonials are available. No project is too small. We make it all look new again. Clean-up, 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 <https://FrenchinDC.com> and the French in DC Yelp page. Text or call 703-869-8826 or email melissa@FrenchinDC.com

Host a Wine Tasting in Your Home:

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Local & Professional Property Management:

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

Rodan & Fields Premium Skincare:

Contact me for a complimentary mini facial package! Marlene Hall 703-963-4505 marlenehall@gmail.com.

Parkfairfax Parents Group: All Parkfairfax parents are invited to join the Facebook group for Parkfairfax parents! facebook.com/groups/parkfairfaxparents/ Share Information on best local doctors, kids events, and child care solutions.

REAL ESTATE FOR RENT

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 \$2,395.00 a month. Contact Anne Martone, McEneaney Associates at annemartone@yahoo.com or 571-213-3991

1919 N. Quaker Lane: Two-level two-bedroom with chef's OPEN kitchen, washer/dryer and glorious views, gleaming hardwoods, heated bath floor. Call The johnANDjohn TEAM of RE/MAX Allegiance at 703-820-9723 for showings and www.Parkfairfax.com for photos.

3336 Martha Custis Drive: Newly renovated sexy kitchen in this sunny one-bedroom with beautiful hardwoods, washer/dryer and picturesque views, gleaming hardwoods. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723. www.Parkfairfax.com for showings and pictures.

3730 Gunston Road: The largest one-bedroom model with 824 square feet. Sunlight from all 4 sides. Washer/dryer in separate closet. Gleaming hardwood floors, huge clean attic. EZ parking. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for a showing. www.Parkfairfax.com for photos.

REAL ESTATE FOR SALE

3333 Martha Custis Drive: Slate patio home with stellar views of open green space, 780 square feet, sophisticated upgrades. Fabulous kitchen and bath, central air/heat. Call the johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723 for showings and www.Parkfairfax.com for photos.

1724-C Dogwood Drive, Alexandria, VA (Beverly Hills Condominium) Renovated 2-bedroom, 2-bath, fireplace, patio, private location and deeded parking space. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723. www.Parkfairfax.com for photos and showings.

3223 Valley Drive: Bay front 1 level/2 bedroom patio home. Renovated bath and kitchen. Sunny and bright! Hardwoods throughout. 8 closets + extra storage. Call The johnANDjohn TEAM of RE/MAX Allegiance 703-820-9723. www.Parkfairfax.com for photos and showings.

Holiday Bazaar
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10 am to 4 pm

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3601 Russell Rd., Alexandria
www.gracealex.org

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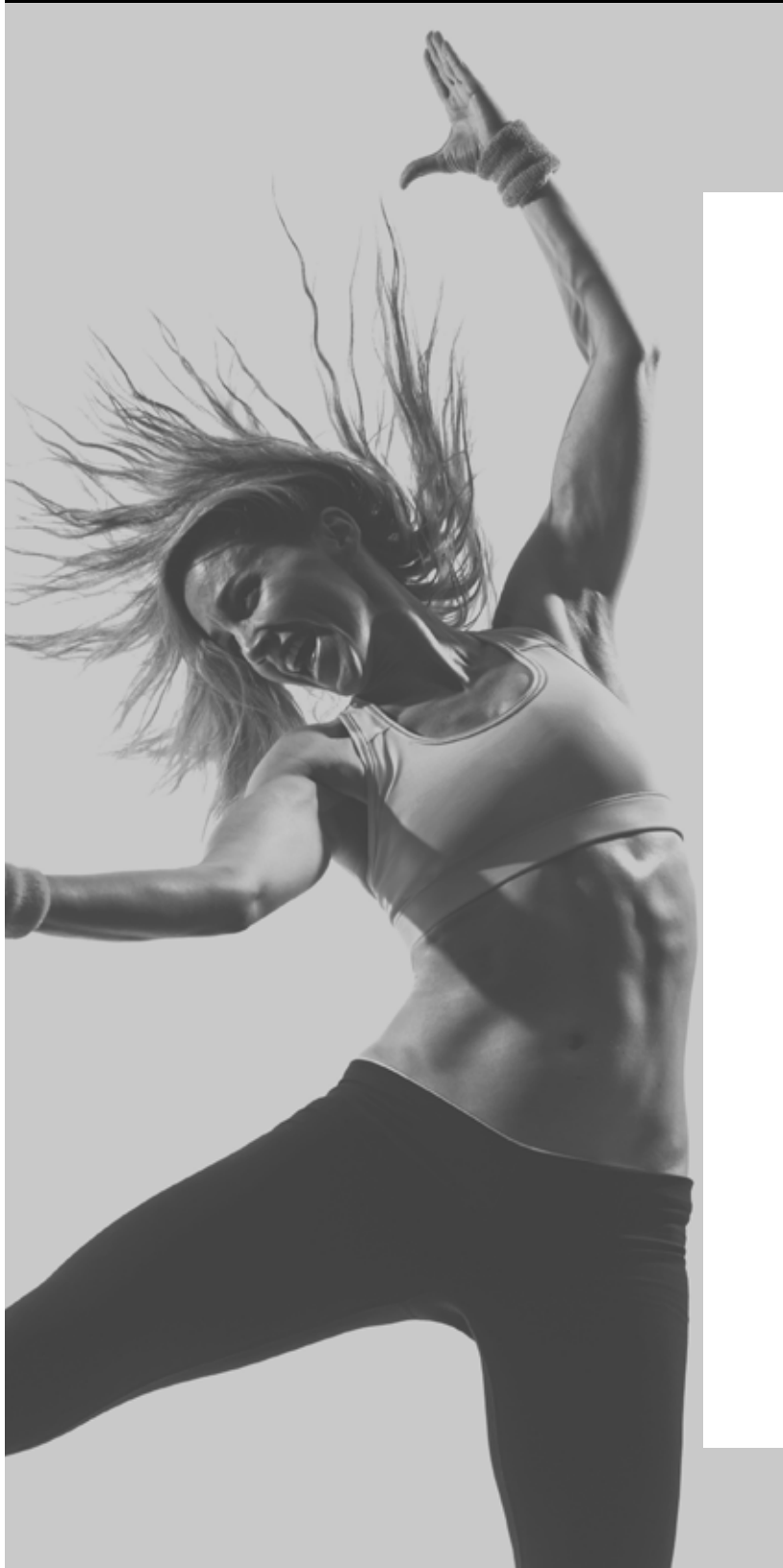
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days out of the year
when NOTHING
can be done...**

YESTERDAY

AND

TOMORROW

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Lincoln Model • 2BR/1BA, with patio • \$1995



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SOLD:



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Clarendon II model
Fairlington



Madison model
ParkFairfax
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COMING SOON

Coryell (Madison model) • Live December/ January 2020 • Right by the Coryell pool! • Price TBD
Valley Dr (Madison model)-- Live January 2020
Bay windows! • Price TBD

UNDER CONTRACT

7003 Stone Mill Pl, Alexandria, VA



I'm speechless. Did we really just buy a house? You guys are making this easy for us. We appreciate all the efforts!!

New buyer
(under contract after seeing 3 homes)



Marlene Hall, Real Estate Professional, eXp Realty
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Terry Rader Wishes You and Your Family a Happy Holiday Season!

Because of you, 2019 proved to be a successful and exciting year in Parkfairfax! In addition to giving me the honor of being your partner in the purchase and sale of your home, you have told your friends and neighbors about my services. I am thankful for this and the trust you place in me.

Parkfairfax continues to be a great place to live. I love telling my clients about this wonderful community and all it has to offer. There is so much here, so many amenities – it becomes even more exciting when comparing Parkfairfax to other communities in the area.

One of the greatest pleasures of my job is when you stop by one of my Open Houses to say hello or check out renovations. Your feedback is so appreciated and helpful toward our common goal of continuing to improve the value of this community. I love watching you jump into conversations with potential buyers and start talking about why Parkfairfax is the best opportunity in Northern Virginia. Nothing sells better than the enthusiasm of a current homeowner.

During the Holiday season, I remember the special people who have positively touched my life. In this spirit, I am truly grateful for all of you and all you've done for me.

I wish you the best this season has to offer! Happy and safe
Holidays and a joyous New Year!

Terry Rader, Realtor
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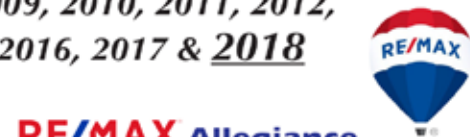


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Wishing you a very
happy and healthy
 holiday season!

Parkfairfax 2019 Wrap Up

Unit size	# Sold	Avg Days on Market	Avg Sold Price
1br/1bth	13	5	\$293,312
2 br/1+bth	16	13	\$361,456
3br/1bth	3	8	\$418,750
3br/2bth	0	--	--

*Information gathered from BrightMLS as of 11/1/19. Information deemed reliable but not guaranteed.



Interested in placing an ad?

Interested in placing an ad? Real estate and personal business ads are \$11/month for Parkfairfax Residents and \$20/month for all other persons. Ads for items for sale or lost and found are free to Parkfairfax residents and \$11 for all other persons.

Display Ads are also available with discounts for long-term placement.

Email Serena at swills@Parkfairfax.info for prices and any questions you may have!

Integrative Touch

Clinical massage with a holistic approach to relieve pain and stress, improve flexibility and posture. Feel better, faster.

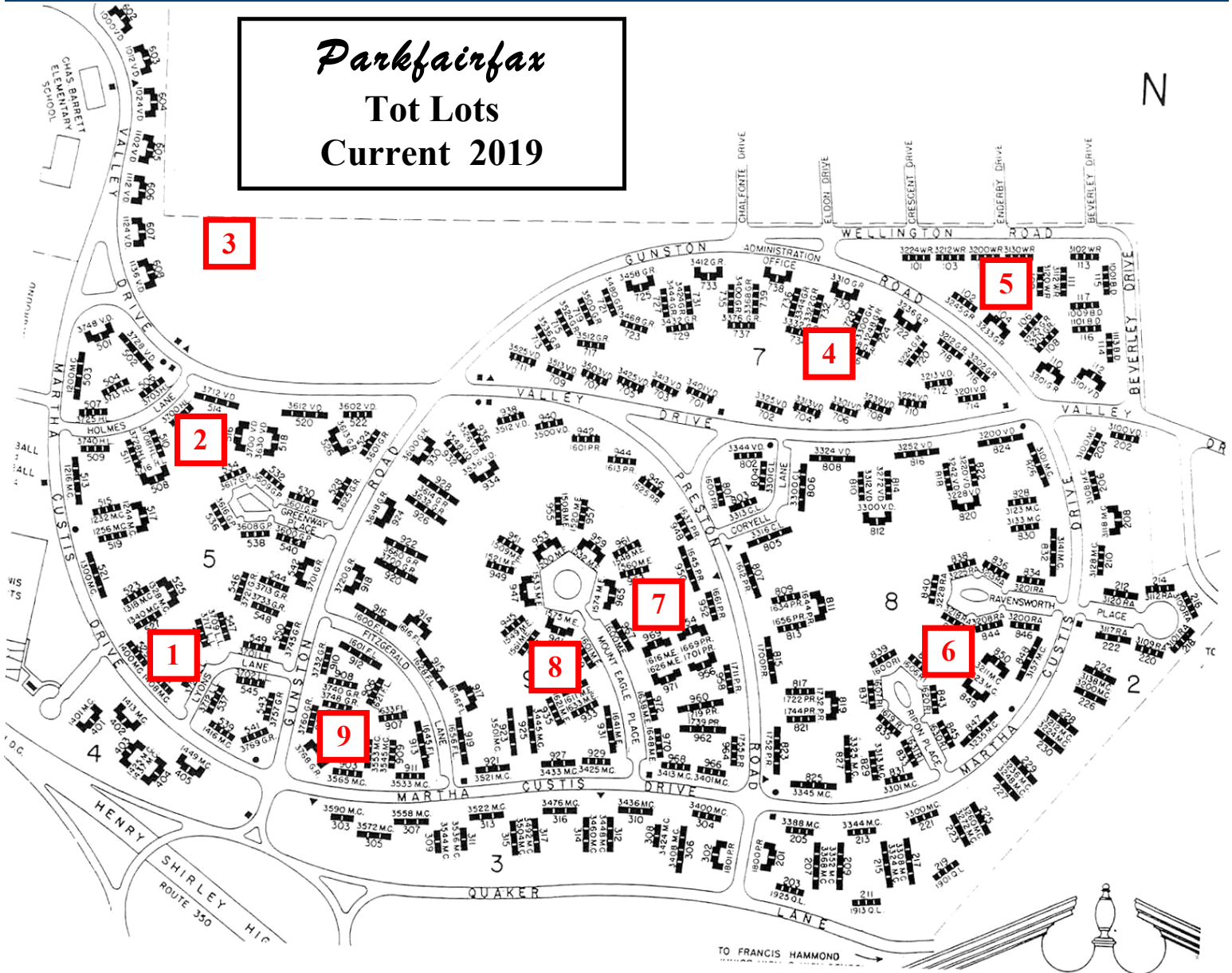
Kathy Zwicker, MA

Certified Neuromuscular & Massage Therapist

703.304.2827

www.amtamembers.com/zwicker

Tot Lots! It's a great season to play outside. For those who have children, Parkfairfax does have Tot Lots throughout the property for your families to use! Below is a map and if you have any questions please call the main office. Have fun playing!!!!



Parkfairfax Condominium
 Unit Owners Association
 3360 Gunston Road
 Alexandria, VA 22302

December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Landscape Committee Meeting 7 pm	4	5	6	7
8 Jingle Mingle 3:30-5pm Party Room (Holiday Treats, Music & More) Tree Lighting on Spruce Island 6pm	9	10 Covenants Committee Meeting 7pm Newsletter Submission Deadline	11	12 Transportation & Land Use Committee Meeting 7pm Large Item Pick Up	13	14 Office open 9am – 12pm
15	15	17 Book Club 7pm	18 Board Meeting 7pm	19	20 Office Closes at 12pm for Staff Event	21
22	23	24 Christmas Eve (Office Closes at 2pm)	25 Christmas Holiday (Office Closed)	26 Large Item Pick Up	27	28
29	30	31 New Years Eve (Office Closes at 2pm)	1	2	3	4
5	5	7	8	9	10	11

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