

Parkfairfax FORUM

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

January 2020
Volume 42, Issue 1

2020 Annual Meeting

Parkfairfax will hold its 42nd Annual Meeting and Election of the Members of the Board of Directors on Wednesday, April 15, 2020 in the auditorium at Charles Barrett Elementary School, which is located at 1115 Martha Custis Drive, Alexandria, VA. The election will fill three seats on the nine-member Board which include the following:

- (1) Ward 4 position
- (1) Ward 3 position
- (1) At-Large position

All nominees must be Unit Owners and fulfill other qualifications as outlined in Article II of the Bylaws and Section 55-79.78 (a) of the Virginia Condominium Act. Ward director nominees must be owners in the referenced ward. Each petition must be accompanied by a brief biographical sketch, a 2"x3" electronic photo, and a statement of willingness to serve if elected. All petitions and biographical material must be submitted by 5:00 p.m. on Friday, February 28, 2020 at the Management Office (3360 Gunston Road).

Election ballots and candidate statements will be mailed on Friday, March 13, 2020 to every Parkfairfax Unit Owner. Your attendance at the meeting, in person or by proxy, is vital. Without a quorum (25% of the total Percentage Interest) we cannot hold the meeting or election. This will require the meeting to be rescheduled, costing the Association unnecessary expense.



There are three ways to submit your proxy to the Management Office:

- Electronically through our electronic voting system
- Mail to 3360 Gunston Road, Alexandria, VA 22302
- Scan it and email it to Dana Cross, Assistant General Manager/Covenants Director at dcross@parkfairfax.info.

Budget Workshop

The Board of Director's Budget Workshop will be held on Saturday, January 25 at 9 am to discuss the proposed FY 2021 Budget in the Board Room at the Main Office. *It is open to the public.*

Resident Reminder

If you still have any holiday decorations up (wreaths, lights, etc.) please remove them from the common elements.



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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*

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

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*

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

*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 Serena Wills, swills@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

December Board Meeting Highlights:

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

Parking Policy and Security Reminder

As we know parking in certain parts of Parkfairfax is very limited. We want to remind everyone that although there is not assigned or reserved parking, that there should only be one car per unit in the lots. If you have multiple cars or visitors, please park cars on the street. For more information please review PR #6, parking policy.

Also please always lock your car doors and make sure all your windows are rolled up. Keep all valuables in your car out of eyesight when you are not driving.

Thank you in advance for your cooperation.



Letter to the Editor

This letter focuses on Covenants Committee processes.

Before installation of certain structures, the Committee/Administrator is required to: (1) notify affected neighbors when such applications are to be reviewed and (2) ensure neighbors have adequate comment time. However, neither requirement was met before Covenants approved such a structure in my neighborhood.

After its installation (in concrete), I attended the next Covenants Committee meeting and questioned the procedure deficiencies. Members provided no explanation or apology. I was challenged as to why compliance with these provisions was needed.

Since no committee has authority to disregard condominium rules, including this compliance committee, I persisted. Finally, the Committee agreed to solicit neighbor comments. However, the courtesy of advising us of their disposition was not extended.

To promote transparency, I recommend the Board require Covenants to post their agendas online—like the Board does—so we know what's happening—as well as meeting minutes of public sessions.

Sonja Bensen

Parkfairfax Activities Committee Event

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
1pm-3pm
Parkfairfax Party Room
3360 Gunston Road

To enter, please email pkfactivities@gmail.com by 1/31/2020.

To attend the tasting, \$5 tickets at the door (cash or Venmo). You'll get six tastings, plus a bowl of your favorite chili, depending on remaining quantity. Bottled water, sweet tea, and beer, too! Feel free to BYOB.

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

Selling Your Home in Parkfairfax

With the recent increase in home sales in Parkfairfax, we would like to remind everyone of some basic rules of thumb when putting your home on the market.

- Make the office aware of any maintenance repairs that are the Association's responsibility prior to marketing your unit. If you have questions regarding the Association's responsibilities, please refer to the Bylaws on the Parkfairfax website: <http://www.parkfairfax.info/content/uploads/2011/05/Parkfairfax-Bylaws1.pdf>. Any maintenance repair requests must come from the unit owner not a realtor.
- Order your Resale Package by clicking the following link: <http://www.parkfairfax.info/services/order-unit-resale-documents/>. Once the Resale Package has been ordered you will be contacted by the Covenants Director to schedule an inspection of the unit.
- Open house signage can be displayed on Saturdays and Sundays only and all signs must be removed no later than 6 p.m. on Sunday. For Sale signs can only be displayed within windows and storm doors, not attached to the building or posted on the common elements.
- Please go on Buildium at this link <https://parkfairfax.managebuilding.com> and unsubscribe/opt out to any updates.

Renting Your Home in Parkfairfax Check List:

The Managers Corner is filled with a lot of great information. Here is a quick check off list when renting your condo.

- Make any repairs to your home before renting it out.
- Go online and download a Welcome Packet and the By-Laws for your new renters
- Instruct them to visit the Parkfairfax Main Office to get an access card and any keys (laundry or tennis). They must have a copy of their lease with them.
- Once they receive their access card you have relinquished your rights to use you own card. You can purchase a summer pool pass for yourself and family. Please call for details.
- Ask your new tenant to sign up to Buildium so they can put in work orders and get the weekly updates at <https://parkfairfax.managebuilding.com>
- When they are moving in and if they need "no parking signs" they can request them at the main office. Requests need to be made at least 48 hours in advance. Parkfairfax cannot give out no parking signs for the roads, drives or Quaker Lane. You would have to contact the City of Alexandria and pay for no parking signs through them.
- A gentle reminder. All leases should be at least 12 months or longer. No month to month leases.
- If your tenant renews their lease, then please instruct them to go to the office to renew their access card.

- Alert the Parkfairfax office that you are moving off the property and provide an offsite address.
- If you are moving back to the property, please update your information with the office.

Although they are renters, they must follow the by-laws of this community.

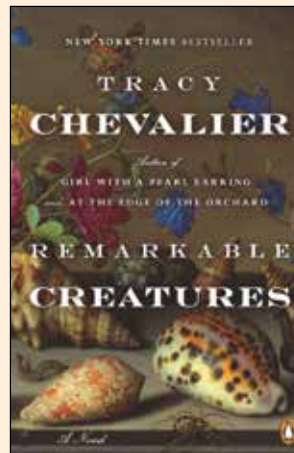
BOOK GROUP:

Remarkable Creatures

By Tracy Chevalier

WHEN: Tuesday, January 21, 7:00pm

WHERE: The Party Room, 3360 Gunston Road



Novel (historical fiction). *Remarkable Creatures* follows the story of two extraordinary 19th-century fossil hunters who changed the scientific world forever. On the windswept, fossil-strewn beaches of the English coast, poor and uneducated Mary Anning learns that she has a unique gift: "the eye" to spot fossils. When she uncovers an unusual fossilized skeleton in the cliffs near her home, she sets the religious

community on edge, the townspeople to gossip, and the scientific world alight. Mary soon finds an unlikely champion in Elizabeth Philpot, a middle-class spinster who shares her passion for scouring the beaches. Their relationship strikes a delicate balance between fierce loyalty, mutual appreciation, and barely suppressed envy, but ultimately turns out to be their greatest asset.

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

February:

Other Minds: The Octopus, the Sea, and the Deep Origins of Consciousness, by Peter Godfrey-Smith

March:

Open City, by Teju Cole

MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager



Are You Renting Your Home?

If you are, remember to file a copy of your lease with the Management Office. Association Bylaws require the filing of the lease with the Association. With the new maintenance management software, staff will have the ability in the field to access the system for occupant information. Knowing who is in the unit becomes particularly important in emergency situations where the Association needs to interact with occupants.

Be sure to share the Association By-Laws with your tenants. Your lease should include language in it that states the tenant(s) will comply with all Association Bylaws and Rules and Regulations and have an enforceable clause that enables you as an owner to act against tenants who do not comply.

Contact the office if you need model lease language. The tenants should have a basic knowledge of the by-laws regarding issues such as parking, noise, pets, use of our amenities and what to do in case of an emergency.

The Association By-Laws also require that you provide copies of your entry door key (and/or deadbolt keys if one has been installed) for access in the event of an emergency or to access when permission is granted to do any repair work or USP scheduled work.

The last item I mention is extremely important. We have found in numerous situations the tenants are hesitant to call as they are afraid of being charged. It is your responsibility as their landlord to convey to them the need to notify the office immediately for leaks of any kind. By being proactive we can potentially avoid costly and dangerous situations, especially if your unit is above another. Remember that any damages that are caused to the unit below that originated in your unit will be your responsibility as an owner. Please do not hesitate to contact the office with any questions. We will be more than happy to help you and your occupants.

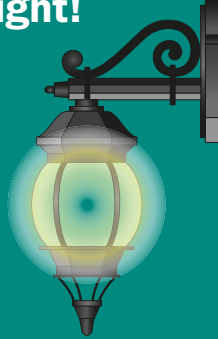
Keep Lights On at Night!

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.



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 those 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, Assistant General Manager, 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.

Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming events!

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.

To attend the tasting, \$5 tickets at the door (cash or Venmo). You'll get six tastings, plus a bowl of your favorite chili, depending on remaining quantity. Bottled water, sweet tea, and beer, too! Feel free to BYOB.

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

Call for Participants!

**2020 Parkfairfax Home and Garden Tour
Saturday, May 2, 2020**

Do you have a recently renovated home, patio or garden space you would like to share with your neighbors? We are looking for 6 to 10 residents who would be willing to showcase their home spaces for our 2020 Parkfairfax Home and Garden Tour.

If you have a space you would like to share with your neighbors, please complete the following:

Name:

Address:

E-mail:

Phone:

Brief Description of your space:

Please send 1 to 2 photos of your space.

Please send your photos and information via e-mail to:

2020PFFXTOUR@gmail.com.

The Activities Committee will select
6 to 10 spaces from submissions.
Deadline for submission is February 29, 2020.
Notification of participation by March 15, 2020.

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.

Scheduled Preventive Maintenance



Attic Storage... Please let us once again remind you not to overload the attic with excess storage. Excessive amounts of storage will restrict air flow and can create a condition favorable for mold growth. Remember, a clear path down the “cat walk” of your attic must be maintained so that essential inspections can be quickly performed. Please place storage to the sides of the walkway. You can place boards across the tops of the wooden joists to support the load; do not nail them down. The maintenance staff will do what they reasonably can to maneuver through the attics, but remember, they cannot take the time to make pathways through years of collecting, or take risks in attempting to crawl over the tops of boxes. If you believe you have a ceiling coming loose from the ceiling joist please call the office to schedule a free ceiling inspection.

The Maintenance Crews are completing this seasons gutter cleaning, part of the process involves checking the gutter nails and making sure the gutters are tight and secure. Many of the gutter fasteners have been changed to the screw type which hold very well, however there are still several gutters which have nails that can come loose over time. While effort is taken to see that the gutters are tight and loose nails are tightened, such issues can still arise throughout the year, please report a loose gutter to maintenance by calling 703-578-3427.

Be On the Lookout for Leaks in Your Unit!

Do you have any plaster or paint bubbling in your unit or water stains that keep getting worse? The Association wants to find storm and plumbing related leaks as soon as possible. This helps minimize damage to the units and keep repair costs low (the Association’s and yours). Gutter and roof leaks never get any better over time, and neither do plumbing leaks. Obvious leaks that are allowed to continue over long periods of time can create extensive and costly damage. In such cases of obvious negligence, the homeowner may have to carry the burden of interior repair costs for their unit and the Association may only repair the common element causing the damage (a leaking roof, water supply, etc.). Leaks from private (homeowner owned) portions of plumbing pipes (generally to 1 inch within the wall serving that one unit) should also be found as quickly as possible to minimize repair costs to the homeowner. To help you with this, the Association will perform plumbing inspections for you at No Cost! These are called Free Plumbing Inspections.

If you have evidence of a leak from outside of your unit, call Maintenance at 703-998-6315, and this can also be checked at no cost to you! Storm water leaks get worse after it rains and the damage will appear in areas adjacent to, or beneath, the source of water. Keep in mind that widespread paint failure is generally not the result of a leak, but is more likely caused by excessive humidity within the unit, improper painting in the past, or old paint that needs to be maintained. Even if the problem is just simple condensation, paint failure, or normal and expected plaster maintenance, you will have the knowledge of what to do next.

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 of time this winter, please...

- Make sure that there is ample heat in your unit, especially at your kitchen and bathroom.
- Have a neighbor check on your unit periodically.
- Make sure the Maintenance Office has an emergency key to your unit “just in case”.

The water piping in your unit can freeze if sufficient heat is not maintained. When this frozen pipe ruptures, you can be flooded. Please prevent this needless damage- maintain adequate heat in your unit.

DO NOT use your oven as a source of home heat under any circumstances! This is not only hazardous to your health, but it will also contribute damaging levels of moisture to your unit (condensation, paint/plaster/floor damage, mold and mildew). You would also have these same moisture problems if you heat your unit with a kerosene heater; not to mention all of the potential hazards of improper fuel storage inside your unit.

Another thing to be aware of is that closed areas can restrict air flow and encourage mold growth, so by keeping closet doors slightly open to allow air flow, along with not packing closets too tightly and allowing at least two inches of space between stored items and exterior walls will reduce the likely hood of having mold problems, using a fan will also help force air movement to reduce mold growth.

Parkfairfax Office Closures

The Parkfairfax offices at 3360 Gunston Road and at the Maintenance Yard will be closed in observation of New Year’s Day on Wednesday, January 1st, 2020 and Dr. Martin Luther King Jr. holiday on Monday, January 20th, 2020. Please phone 1-866-370-2977 for afterhours emergency service. The Maintenance Yard is still accessible with access card.

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 1-800-533-7901 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

Clothes and/or Dishwasher Issues

Do you have a clothes and/or dishwasher in your unit? Some residents in lower level units have experienced back ups of soapsuds in their sinks when an upper level unit is using their washer. This can even happen in a perfectly clear pipe if the wrong type, or too much, detergent is used. Please read the label, use the right detergent for your machine, and use the appropriate amount, this will make everyone's life a little easier. *Thanks!*



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!

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.



JANUARY USP SPECIALS

Start the year off right!!

January 2020	February 2020	March 2020
<p>All monthly specials at prices shown</p> <p>Go to www.Parkfairfax.info for more prices and pictures.</p>	<p>Front Entry Door Locks & Hardware</p> <ul style="list-style-type: none"> • 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 	<p>Garbage Disposal</p> <ul style="list-style-type: none"> • 1/3 hp: \$163.75 • 1/2 hp: \$176.25
April 2020	May 2020	June 2020
<p>Tub Specials</p> <ul style="list-style-type: none"> • Shower box wall cap: \$120.00 • Premier Shower assembly: \$130.00 • Delta Shower Assembly: \$109.00 • Diverter, Handle, Escutcheon, Overflow Plate and Flange: \$112.00 	<p>Bathroom Faucets</p> <ol style="list-style-type: none"> 1a. Traditional Bronze: \$153.00 1b. Traditional Chrome: \$140.00 2. Traditional \$115.00 3. Sanibel: \$132.00 4. Treme Bronze: \$158.00 5. Treme Chrome \$154.00 6. Waterfront: \$124.00 	<p>Toilet Replacement</p> <p>Includes wax ring, supply tube, & bolts</p> <ul style="list-style-type: none"> • Premier Elongated Toilet: \$255.00 • Premier Round Toilet: \$245.00
July 2019	August 2019	September 2019
<p>Garbage Disposal</p> <ul style="list-style-type: none"> • 1/3 hp: \$163.75 • 1/2 hp: \$176.25 	<p>Kitchen Faucets</p> <ol style="list-style-type: none"> 1. Treme Chrome: \$192.00 2. Sonoma Brushed Nickel: \$153.00 3. Treme Brushed Nickel: \$207.33 4. Sonoma Chrome: \$146.00 5. Sanibel Chrome: \$161.13 	<p>Front Entry Door Locks & Hardware</p> <ul style="list-style-type: none"> • 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
October 2020	November 2020	December 2020
<p>Tub Specials</p> <ul style="list-style-type: none"> • Shower box wall cap: \$120.00 • Premier Shower assembly: \$130.00 • Delta Shower Assembly: \$109.00 • Diverter, Handle, Escutcheon, Overflow Plate and Flange: \$112.00 	<p>Bathroom Faucets</p> <ol style="list-style-type: none"> 1a. Traditional Bronze: \$153.00 1b. Traditional Chrome: \$140.00 2. Traditional \$115.00 3. Sanibel: \$132.00 4. Treme Bronze: \$158.00 5. Treme Chrome \$154.00 6. Waterfront: \$124.00 	<p>Toilet Replacement</p> <p>Includes wax ring, supply tube, & bolts</p> <ul style="list-style-type: none"> • Premier Elongated Toilet: \$255.00 • Premier Round Toilet: \$245.00

**Year-Round
Everyday
Specials!!!!**

- Toilet Tune Up (fluid-master, flapper, supply line, and/or flush lever): **\$65.00**
- Photocell, Brass, Wall-Mounted Light Fixture w/Bulb: **\$85.00**
- Battery Powered Smoke Alarm: **\$40.00**, Alarm Battery Only: **\$25.00**
- Special Trash Pick-Up (Per Pick-Up Truck Load): **\$70.00**
- Gas Shut-Off: **\$45.00**



Jingle Mingle

So much fun to see many friends and neighbors at the Jingle Mingle December 8th. Thanks to all who attended!



The Landscape Committee did a great job hosting the tree lighting!

Snow Removal Procedures

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 physically unable to clear their own walks may complete the “Request for Snow Removal Assistance” form and return it to the main office. This form must be completed each and every year. 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 an adequate number of cars leave.
- 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.

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.**

CLASSIFIEDS

FREE

Free TV: Working 35-inch Toshiba tube television with stand and digital converter available for no charge. Just pick it up and take it away. Phone, text, or email 703-915-7171 or rothenbergm@comcast.net.

HEALTH & WELLNESS

Luxurious In-Home Massage:

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Luminance Healing Arts LLC:

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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.

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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.

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DLC Electrical Contractors, LLC:

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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 offering appointments for Spring 2020 gardening projects. Plan now so you can be ready. We consult, teach and help you create plans. And as our weather permits, we will continue "cleanup" projects during January February and March. Contact CONTESSA/txt/ 703-548-1882 to schedule your consultation appointment. Current project photos - before/after are available for properties at 1001 Beverly Drive, 1578 Mt Eagle Place and 3548 Valley Drive. No project is too large or too small.

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.

MISC./SERVICES

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Focus Group: Parkfairfax resident and PhD student is looking for volunteer participants to interview for her dissertation. The topic is disaster preparedness, but participants do not need to have any disaster experience. The in-person interview would last 30-60 minutes with a small gift card as compensation. To volunteer or learn more, please email: hannah.vick@okstate.edu.

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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

3225 Gunston Road: Remodeled kitchen. Upgrades include granite countertops, disposal, microwave, stacked washer/dryer. Two bedrooms and bath on second floor. Tub reglazed. Heat/AC upgrades. Double pane windows. Refinished floors. Mini blinds. Quiet location. Landscaped patio area. Bus stop steps from unit. Rent \$1,950 month. Credit score range 740-850, No smoking. Minimum of 18-month lease. Contact owner at itsaboutlove@gmail.com.

3652 Gunston Road: 3 bedroom unit with washer/dryer, dishwasher, upgraded kitchen, space-savers in every closet and walkout patio. Available January 1, 2020. Rent \$2,250.00. Contact Tom or Ellie at 703-519-5260 or 703-509-5665.

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.

3329 Martha Custis Drive: Washington patio model, 2 levels, 2 bedrooms, FRONT PORCH! No one above or below you. Handsome kitchen with gorgeous gas range, dish washer and fridge. Hardwoods downstairs, carpeting upstairs, pet OK with deposit. 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.

3336 Martha Custis Drive: Newly renovated kitchen in this sunny one-bedroom with beautiful hardwoods, washer/dryer, restored bathroom and views of picturesque greenery. 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.

3505 Martha Custis Drive: One-bedroom treehouse with park views. Sunlight pours into this renovated space. Granite countertops/stainless steel appliances/tile flooring. Washer/dryer and attic ready for storage. 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.

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.

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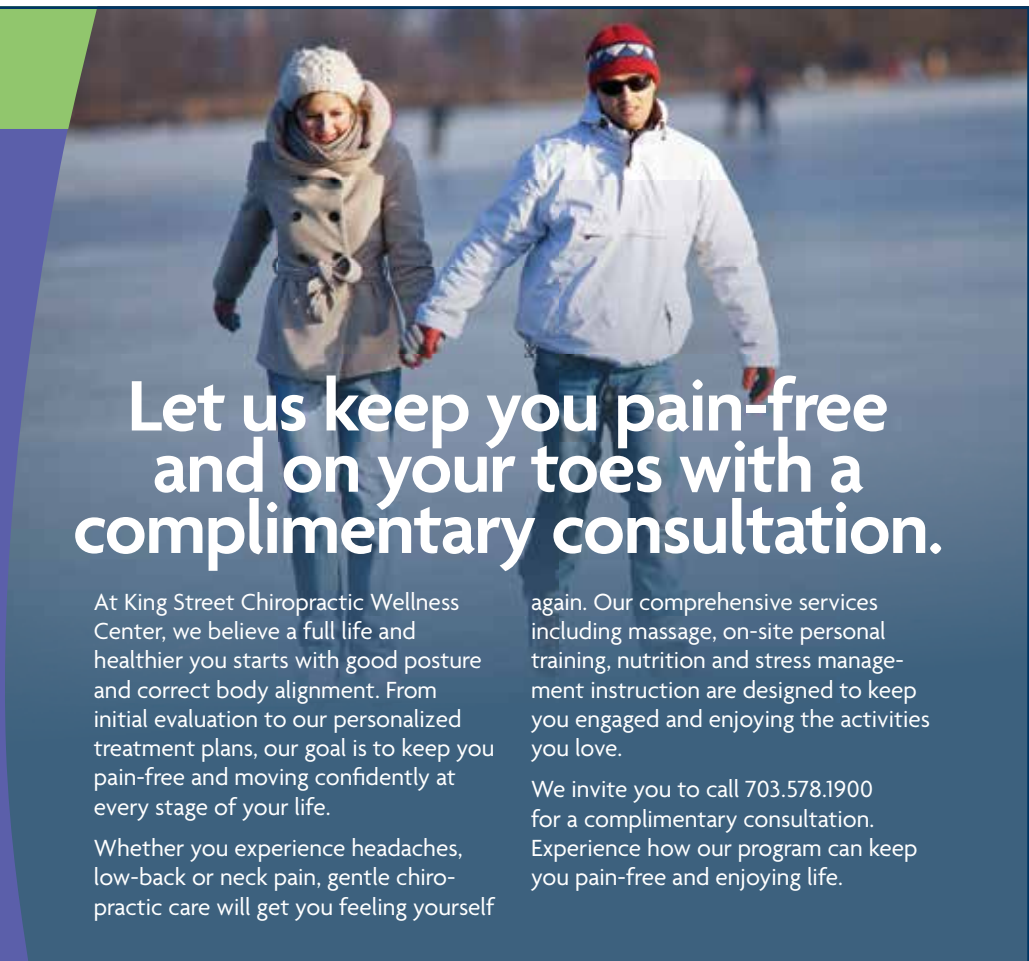
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January 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 New Years Day Office Closed	2	3	4
5	6	7 Landscape Committee Meeting 7pm	8 Activities Committee Meeting 6:30pm	9 Transportation & Land Use Committee Meeting 7pm Large Item Pick Up	10 Newsletter Submission Deadline	11 Office open 9am – 12pm
12	13 Finance Committee Meeting 7pm	14 Covenants Committee Meeting 7pm	15 Board Meeting 7pm	16	17	18
19	20 Martin Luther King, Jr. Day Office Closed	21 Book Club 7pm	22	23 Large Item Pick Up	24	25 Board of Directors Budget Workshop Board Room (Main Office) 9am
26	27	28 Building and Utility Committee Meeting 7pm	29	30	31	1
2	3	4	5	6	7	8

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