

Parkfairfax FORUM

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

March 2020
Volume 42, Issue 3

2020 Annual Meeting

Parkfairfax will hold its Forty-Second Annual Meeting and Election of Members of the Board of Directors Wednesday, April 15, 2020, at the Charles Barrett Elementary School at 6:45 p.m. The election will fill three seats on the nine-member board: one Ward 3 position for a three-year term, one Ward 4 position for a three-year term, and one At-Large position for three-year term.

The nominees for these seats must be a Unit Owner in good standing, or the spouse of a Unit Owner, or mortgagee (or designee of a mortgagee). If running for the Ward 3 seat, the nominee must be a Unit Owner in Ward 3, if running for the Ward 4 seat, the nominee must be a Unit Owner in Ward 4, and if running for the At-Large seat, the nominee can be a Unit Owner in any Ward.

Election ballots and candidate statements will be mailed on Friday, March 13, 2020, to every Parkfairfax Unit Owner. Your attendance at the meeting 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 five ways to submit your ballots and proxies:

1. **By mail** to the Association Office at 3360 Gunston Road, Alexandria, VA 22302
2. **By drop-off** at the Association Office at 3360 Gunston Road, Alexandria, VA 22302
3. **By fax** to 703-998-8764
4. **Scan and email** to: dcross@parkfairfax.info
5. **Vote online** by logging onto the eBallot website by following the steps provided in the instructions for on-line voting enclosed in the packet of election materials. The deadline for on-line voting is 11:59 p.m. on April 14, 2020.



The best way to preserve the quality of our community is by active participation of all unit owners. One of the easiest ways to participate is through the election process.

Meet the Candidates Night: March 17, 7pm in the Parkfairfax party room.

Democratic Presidential Primary: March 3, 6am – 7pm. Parkfairfax votes at Charles Barrett Recreation Center.

New Residents Reception

Recently moved into Parkfairfax? Please join us for a reception to get acquainted with committees, amenities, neighbors, and Parkfairfax in general.

Join us Saturday, March 28, 2020
10 a.m. – 11:30 a.m.

Refreshments served
(coffee, tea, bagels and donuts)

Sponsored by the
Community Outreach Committee

Party Room:

Parkfairfax Party Room
3360 Gunston Rd.

RSVP: bawilmer@yahoo.com



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Parkfairfax Condominium Unit Owners Association

3360 Gunston Road, Alexandria, Virginia 22302

Phone: 703-998-6315 ♦ Fax: 703-998-8764

Website: 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 *Representative* ♦ robinbwoods@comcast.net ♦ *Term Ends 2022*

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

Nathan Davis, At-Large *Member* ♦ NateDavisPFX@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, www.parkfairfax.info.

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

February Board Meeting Highlights:

- The Board PASSED a motion to approve the January 2020 Reserve Expenditures for the amount of \$215,688.93.
- The Board PASSED a motion to approve a second pet application for a resident on Martha Custis Drive.
- The Board PASSED a motion to approve a second pet application for a separate resident on Martha Custis Drive.
- The Board PASSED a motion to approve the draft audit for 2019.
- The Board ELECTED Nathan Davis to the Parkfairfax Board of Directors.



COMING IN APRIL 2020...

Sneak Peek into April's Highlights

Saturday, April 11th

Office Hours from 9:00am-12:00pm

Wednesday, April 15th

Annual Meeting (Charles Barrett Elementary School) 6:45pm

Tuesday, April 21st, 7:00pm

Book Club Meeting, *The World in a Grain: The Story of Sand and How It Transformed Civilization*, by Vince Beiser, 2018

Gardens in the Park Week

April 25th, 26th, 28th and 29th

April USP Special

Shower & Tub Accessories. Please go online to view prices and pictures at <http://www.parkfairfax.info/resources/unit-services-program/>



Storage Space Available

Parkfairfax has storage spaces available (first come, first serve). Limited availability and one year rental agreements. For more information please contact Guy Andrew at gandrew@parkfairfax.info or call the office at 703-998-6315.



Letter to the Editor

To the Editor:

Trees are why most of us choose to live in Parkfairfax. Unfortunately, many of our tall 50+ year-old trees have died, usually of natural causes, years of drought, and urban environmental stress.

It's imperative that we budget for a significant number of replacement trees to be planted every year, with fall and mild winters being the most advantageous time for tree planting in our area, giving trees a chance to take root before the heat of summer.

Now is the time to contact Board members who unfortunately don't consider trees, shrubs and landscaping a priority needing adequate funding. The "Landscape Other" account in our current FY20 budget is projected to be underspent by \$39,000, according to January's Budget Workshop.

By the end of October 2019, 40 trees had been taken down since June 1, but management only planned to plant 15 new trees in the fall of 2019!

Please let the Board know that you expect a far greater number of replacement trees to be planted, and that you are a willing volunteer to water one or two new trees planted near your building. Come join us March 15 at the Landscape Committee Volunteer Appreciation Party!

Maria T. Wildes

Board Member, Ward II Representative



Daylight Savings Time is Sunday, March 8th

Don't forget to spring forward and set your clocks ahead by one hour if they don't automatically do so.

Spring is Coming!!!

First Day of Spring is Friday, March 20th!

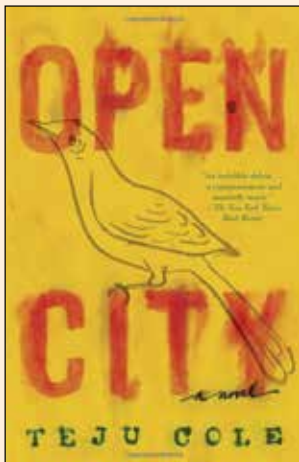
BOOK GROUP:

Open City

By Teju Cole

WHEN: Tuesday, March 17, 7:00pm

WHERE: The Board Room, 3360 Gunston Road



Novel. A haunting novel about identity, dislocation, and history. Along the streets of Manhattan, a young Nigerian doctor named Julius wanders, reflecting on his relationships, his recent breakup with his girlfriend, his present, his past. He encounters people from different cultures and classes who will provide insight on his journey—which takes him to Brussels, to the Nigeria of his youth, and into the most unrecognizable facets of his own soul.

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 more information, contact Catherine Kitchell at catherinekitchell@gmail.com.

Book Group Coming Attractions

April:

The World in a Grain: The Story of Sand and How It Transformed Civilization, by Vince Beiser

May:

Water for Elephants, by Sara Gruen

Trash and Recycle Day Reminders

Trash day pickups are Monday-Saturday except for the following federal holidays (Thanksgiving, Christmas and New Year's Day). Recycling should **only** go out on Wednesdays.

Glass bottles and jars are no longer accepted for recycling pick-up.

Large Item Pick Up is the second and fourth Thursday of the month (unless it is on Thanksgiving, Christmas or New Year's Day).

Thank you for your cooperation.

Unit Services Program (USP) Update

The Unit Services Program (USP) recently went through an inventory process. As you will see on the updated USP Specials list on page 9, some of the prices have increased due to the market value and cost and some have even decreased. All of the pictures of the specials/parts are online at <http://www.parkfairfax.info/resources/unit-services-program/>

We are now offering two more new toilets that have a dual flush system and some different kitchen and bathroom faucets as well.

We are also discontinuing two faucets as the supplier no longer carries them and having a fire sale. The **Premier Essen Single Handle Pull-Down Sprayer Kitchen Faucet is on sale for \$180.00** which includes the cost of labor. We only have 2 left in stock! We also have the **Premier Waterfront Single Hole Single Handle Bathroom faucet with pop up assembly in chrome on sale for \$135.00** which includes labor. We also only have 2 left in stock. Order today before they are gone!) Only available while supplies last.

MARCH USP SPECIALS

Garbage Disposal Special

1/3 hp: **\$173.75**

1/2 hp: **\$186.25**



Parkfairfax Activities Committee Event

Parkfairfax Chili Cook Off

Saturday, March 21st 1pm-3pm

Parkfairfax Party Room

3360 Gunston Road



Awards for:
Best Traditional,
Best Vegetarian,
and Best Overall.

To attend the tasting, \$5 tickets at the door (cash or Venmo). You will 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. Proceeds will go to Alexandria based Together We Bake, togetherwebake.com.



MANAGER'S CORNER

Mark Miller, CMCA, AMS
General Manager

With Spring upon us, we would like to remind everyone that Parkfairfax is a shared community offering up many different open areas, from front courtyards to rear patios as well as our precious woodlands, from small to large. During our property walks staff and some residents have reported some troubling conditions that we would like to address here. As our residents begin to get outside more and clean their areas please be mindful of the following:

- **Trash:** Please do not dump anything in the wooded areas. This includes empty pots or planting materials, including pruning cuttings, sticks, limbs or discarded Christmas trees. We have a large open top dumpster in the maintenance yard just for this purpose. If you have difficulty moving items to the yard, please leave tied bundled or bagged cuttings with the trash.
- **Front courtyards and stoop areas:** AR #2 lists specific guidelines for what is and what is not allowed. We are seeing a great deal of both landscaping materials, yard tools, bicycles. None of which are allowed. <http://www.parkfairfax.info/content/uploads/2011/05/Administrative-Resolution-No.-2.pdf>
- **Rear areas:** We have noticed a lot of trash, including bags with recyclables (which attracts vermin). Old damaged furniture as well as grills in disrepair.

- **Rear patio/decks:** We have already noted several that need repairing, from damaged broken surfaces (pavers, bricks or stones), to failing timber edges and patios holding water or no longer having the proper pitch away from the foundations. We have viewed decking that is warped, split, moldy and not maintained. Per the Associations guidelines unit owners are fully responsible for the conditions and upkeep of their respective patios.
- **Building sides:** Unit owners can plant no more than 10' from the front (do not cross the walkways) or side wall of their units and then must apply for approval by the covenants committee within 30 days. Nothing shall be fixed to the buildings.
- **We will begin our Spring inspections late this month.** Any issues found relating to units will be recorded and owners will receive a courtesy notice with a time frame for correction.

Due to the milder weather conditions, Community Landscaping Services has already begun our Spring cleanup. They are removing debris, cleaning beds and removing dead shrubs and bushes. We will be replacing any shrubs removed by mid-April. Please remember this is a full site mulch year. CLS will be placing hardwood shredded mulch is all beds not marked with yellow stakes. If you do care for your own areas, please do not simply clean any debris and place them in open areas, we ask that you remove them to leaf bags and take them to the yard or leave them by the curb for pick up.

CLS and management will also be attending the March Landscape Committee meeting on Tuesday, April the 7th at 7:00pm in the Board room at 3360 Gunston Road to review the upcoming schedule of services for upcoming FY21 budget year as well as discuss turf/erosion issues.

We ask that everyone please inspect your areas and please contact us with any questions or comments.

FIRE SALE!!

USP SPECIALS FLASH SALE

FIRE SALE!!

Kitchen Faucets

Premier Essen Single Handle Pull-Down Sprayer Kitchen Faucet With Soap Dispenser in Chrome

ONLY 2 LEFT IN STOCK!

Special Sale (includes labor) \$180.00
(\$60.00 savings)



Bathroom Faucets

Premier Waterfront Single Hole Single Handle Bathroom Faucet with Pop-Up Assembly in Chrome

ONLY 2 LEFT IN STOCK!

Special Sale (includes labor) \$135.00
(\$25.00 savings)



Parkfairfax Activities

Presented by the Parkfairfax Activities Committee

Mark your calendar now for these exciting upcoming 2020 events!

Parkfairfax Chili Cook Off!

Saturday, March 21st, 2020

1:00pm to 3:00pm

Parkfairfax Party Room

3360 Gunston Road



Awards for:
Best Traditional, Best
Vegetarian, and Best
Overall

To attend the tasting: \$5 tickets at the door (cash or Venmo). You will 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. Proceeds from ticket sales will go to Alexandria based **Together We Bake**, togetherwebake.com.

*****Unfortunately due to unforeseen circumstances, our Home and Garden Tour scheduled for Saturday, May 2nd has been cancelled*****



&



Face Painting & Snow Cones for Kids! (Adults too)

May 30th 1:00-3:00

Martha Custis Pool area, near Volleyball court



Concerts on the Coryell Open Space Lawn, 6:00-8:00:

June 20th: Joe Chiocca Band

July 18th: Karl Stoll & Danger Zone

August 15th: Holly Montgomery

Scheduled Preventive Maintenance

Scheduled maintenance tasks include initial inspections and preparation of the swimming pools for this coming season. The Car Wash will be turned back on and new hoses installed when the threat of freezing weather is behind us as well as the sand barrels being removed.

Have you ever had hot water filling up your toilet?

Have you been unable to take a shower because the cold-water supply is so hot that there is no way to temper or mix the water to a bearable temperature? Anyone who has portable clothes or dish washers must also install backflow preventers on the water supply lines feeding those appliances. This affects not only the unit with the appliance but also all neighboring units connected to the same water supply pipes. Backflow preventers stop the flow of hot water into the cold-water distribution pipes and can easily be installed by USP for \$90.00 with all parts and labor included.

Also please note: Some newer faucets will also allow hot water to back-feed through the faucet (including tub, kitchen, and basin faucets)—even when the faucet is turned off and no water is being drawn through the spout. While this may sound very odd it is becoming a more frequent problem observed by staff on some single-handle faucets that have been privately installed by residents. Once this problem is observed, these faucets will also require backflow preventers to eliminate this annoying problem.

Do you hear water running inside your toilet between flushes?



You may have a toilet leak; just a small leak can add up to thousands of gallons over time. Here's a simple test to see if your toilet tank may be leaking. Use food coloring or a colored powdered drink mix to check for toilet tank leaks. A darker color food color or soft drink powder works the best because you can see it better. Follow these simple instructions to see if your tank may be leaking.

1. Carefully lift the lid off the toilet tank and set it aside.
2. Pour a small amount of food coloring or a dark soft drink powder mix into the tank. The test can take as little as ten minutes or as long as thirty minutes, depending on the size of the leak.



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!



Resident's Right to Know—Gas Emergency Education

State regulations require that residents living in communities designated as “master meter operators” receive information on how to handle gas emergencies. Parkfairfax is classified as a master meter operator. Each homeowner is responsible for the upkeep and maintenance of his/her gas stove. Parkfairfax doesn't perform any services or repairs to these privately owned gas stoves. Make sure that your stove is in proper operating order. Homeowners should contact licensed professionals for any repairs to your stove. If your pilot lights keep going out, or will not stay lit, it is an indication that you require the services of a professional. If you decide to replace your stove, keep in mind that the Association requires a 10-day advance notice if the gas supply to the building must be interrupted to accommodate pipe replacement at your stove. When you call the office you would ask for a gas shut off notice; there is a fee of \$45.00 and an invoice will be sent out to you. A new shutoff valve is highly recommended to be included with every stove replacement. Flexible gas pipes should not be reused but refer to the specific manufacturer's recommendations for more details. These are very important elements of the gas supply to your stove.

If you smell gas inside your unit, please call Washington Gas at 703-750-1000. The gas company may make very simple repairs. If any type of significant failure of your stove causes the gas odor, in all likelihood the valve will be closed off and you will be advised to seek a professional repair. If you are advised that the leak is on the piping leading to the stove, the gas company will shut off the gas supply to the building, and you should call Maintenance at 703-998-6315; after hours, call 1-866-370-2977.

If at any time you believe that there is a concentrated build-up of gas in your unit, leave the building immediately. Alert your neighbors in the

building. Call the Fire Department at 911 immediately. If you smell gas anywhere on the outside of your building, please call the gas company at 703-750-1000 and Maintenance at 703-998-6315. If you have any reason to believe that there might be a concentration of gas near the building, please alert the building occupants immediately. Call the Fire Department at 911.

Gas leaks are a very serious matter. Any malfunction of your stove, or of the piping in and around your building, should be corrected immediately. Make sure that only qualified and licensed trades people work on your gas appliances. Make sure that the Association procedures are followed, should any work on your stove require an interruption of the gas supply to the building. Only the Association can valve the building's gas supply off and back on. This ensures that all affected appliances are checked and in safe condition to resume normal operations. Some unlicensed contractors might propose a “quick change “of the gas piping in your unit to avoid the 10-day notice and Association fee. This is dangerous and is not allowed. If the pilot lights in the neighboring units flicker out, they will not relight themselves. Make sure that the work is done properly and safely.



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

2020 UNIT SERVICES PROGRAM SPECIALS

Start the year off right!!

January 2020	February 2020	March 2020
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: \$173.75 • 1/2 hp: \$186.25
April 2020	May 2020	June 2020
April 2020	May 2020	June 2020
<p>Tub Specials</p> <ul style="list-style-type: none"> • Shower box wall cap: \$122.00 • Premier Shower assembly: \$115.00 • Delta Shower Assembly: \$148.00 • Diverter, Handle, Escutcheon, Overflow Plate and Flange: \$117.00 	<p>Bathroom Faucets</p> <ol style="list-style-type: none"> 1. Traditional Chrome: \$181.24 2. Traditional Bronze: \$191.00 3. Capstone Polished: \$136.70 4. Premier Muir Chrome: \$135.00 5. Treme Chrome: \$154.00 6. Mainline Elite Series: \$156.20 	<p>Toilet Replacement</p> <p>Includes wax ring, supply tube, and bolts</p> <ul style="list-style-type: none"> • Premier Elongated Toilet: \$225.00 • Gerber Round Toilet: \$210.00 • Premier Dual Flush Elongated: \$255.00 • Premier Dual Flush Round: \$239.00
July 2019	August 2019	September 2019
July 2019	August 2019	September 2019
<p>Garbage Disposal</p> <ul style="list-style-type: none"> • 1/3 hp: \$173.75 • 1/2 hp: \$186.25 	<p>Kitchen Faucets</p> <ol style="list-style-type: none"> 1. Treme Chrome: \$220.60 2. Bayview Brushed Nickel: \$177.85 3. Treme Brushed Nickel: \$238.16 4. Bayview Chrome: \$172.36 5. Premier Muir Chrome: \$160.43 	<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
October 2020	November 2020	December 2020
<p>Tub Specials</p> <ul style="list-style-type: none"> • Shower box wall cap: \$122.00 • Premier Shower assembly: \$115.00 • Delta Shower Assembly: \$148.00 • Diverter, Handle, Escutcheon, Overflow Plate and Flange: \$117.00 	<p>Bathroom Faucets</p> <ol style="list-style-type: none"> 1. Traditional Chrome: \$181.24 2. Traditional Bronze: \$191.00 3. Capstone Polished: \$136.70 4. Premier Muir Chrome: \$135.00 5. Treme Chrome: \$154.00 6. Mainline Elite Series: \$156.20 	<p>Toilet Replacement</p> <p>Includes wax ring, supply tube, and bolts</p> <ul style="list-style-type: none"> • Premier Elongated Toilet: \$225.00 • Gerber Round Toilet: \$210.00 • Premier Dual Flush Elongated: \$255.00 • Premier Dual Flush Round: \$239.00

**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**



LANDSCAPE COMMITTEE

***Volunteer Appreciation
Party***

Sunday

March 15, 2020

2 – 4 p.m.

in Parkfairfax Office Party Room

***Come if you volunteer on the common
landscape or if you are interested in
learning about
volunteer opportunities!***

Bring family and friends

All are welcome



Parkfairfax Gardens in the Park Week April 25 – May 2, 2020

Saturday, April 25

Bagged landscape & gardening debris pick-up.

(There will be plenty of time to get to the Northern Alexandria Native Plant Sale, 9 a.m. to 2 p.m., at the Church of St. Clement at Oakcrest and Quaker Lane)

Sunday, April 26

Garden Swap – Bring tools, plants, pots to exchange
Container Gardening lesson
Activities for Kids, And More!
In Valley Drive parking lot
9 a.m. to 12 p.m.



Tuesday, April 28

Turtle Walk

back by popular demand!

Meet at 7:00 p.m. at
Parkfairfax Office

Wednesday, April 29

The Annual Tree Walk

Meet at 7:00 p.m. at
Parkfairfax Office



Look for updates in the April issue of the *Forum*

ALL ARE WELCOME – COME AND BRING THE KIDS!

CLASSIFIEDS

HEALTH & WELLNESS

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.
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Chelsea Paint and Paper: Professional Painting and Wallpaper—Clean, neat, reliable. 25 years' experience. Painting, plastering, wallpaper hanging and removal. Licensed, bonded and insured. References available. Free Estimates. Contact Steve Chute at 571 216 9338 cell or 703 912 1450 landline.

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.

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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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.

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.

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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!

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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

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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.

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

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

REAL ESTATE FOR SALE

3121 Ravensworth Place: The one-bedroom Adams model on patio level you've been dying to find! Parquet floors, park at your front door! 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.

1649 Fitzgerald Lane: Charming and spacious one-bedroom, sunny Monroe model with classic white kitchen and renovated bath & updated electric! 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.

3321 Valley Drive: One of only 19 of its species, this bayfront Madison is the unicorn of Parkfairfax. Gorgeous renovations throughout. Marvelous hardwoods with a sunny

western exposure. 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.

3529 Martha Custis Drive: Treehouse one-bedroom Monroe Model backing to parkland. Gleaming hardwoods, renovated kitchen with granite and stainless steel. Historic windows. 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.

3211 Ravensworth Place: Fabulous Location! Park at your door, stroll down 4 steps to your home. Washer/dryer in the unit. Non-intimidating renovated kitchen! 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.

3468 Martha Custis Drive: Brick exposed wall, no neighbor adjoins bedroom, open kitchen, stone countertops, new electrical system, upgraded outlets, large patio overlooking parkland. 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 RENT

3652 Gunston Road: 3-bedroom unit with washer/dryer, dishwasher, upgraded kitchen, ceiling fans in bedrooms, space-savers in every closet and walkout patio. Available immediately. Rent \$2,250.00. Short term (6 month) lease considered, Contact Tom or Ellie at 703-519-5260

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

3262 Valley Drive: Largest one-bedroom patio model-The Garfield- 780 square feet, refinished hardwood floors, double paned windows, washer/dryer, gas cooking. LARGE bedroom. Front portico and slate patio. Available March 1. See photos www.Parkfairfax.com, The johnAND-john TEAM, RE/MAX Allegiance 703-820-9723

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March 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Democratic Presidential Primary Charles Barrett Recreation Center 6am-7pm Activities Committee Meeting, 6:30pm Landscape Committee Meeting, 7pm	4	5	6	7 Chili Cook-Off Submission Deadline
8 Daylight Savings Time	9 Finance Committee Meeting 7pm	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 Volunteer Appreciation Party Party Room 2-4pm	16	17 Meet the Candidates (Party Room) 7pm Book Club 7pm	18 Board Meeting 7pm	19	20 First Day of Spring	21 Chili Cook-Off Party Room 1pm-3pm (\$5.00 at the door)
22	23	24 Building and Utility Committee Meeting 7pm	25	26 Large Item Pick Up	27	28 New Resident Reception Party Room 10-11:30am
29	30	31	1	2	3	4
5	6	7 Activities Committee Meeting 6:30pm Landscape Committee Meeting 7pm	8	9 Large Item Pick Up	10 Newsletter Submission Deadline	11 Office open 9am – 12pm